

01 NOV 28 AM 11:15

MT 54826-MS
WARRANTY DEED

Vol M01 Page 60419

ETHEL M. STRANSKE AND LINDA S. BELLMORE, WHO ACQUIRED TITLE AS LINDA S. FISHER, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BRAD M. CHITWOOD and NANCY H. GEMPLER not as tenants in common, but with right of survivorship, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3809-029CD-17300-000 368051

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 425 MT. WHITNEY STREET, KLAMATH FALLS, OR 97601

Dated this 21st day of 2001.

Ethel M. Stranske
ETHEL M. STRANSKE
Linda S. Bellmore
LINDA S. BELLMORE
BY: Ethel M. Stranske
ETHEL M. STRANSKE, HER ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 21, 2001 by ETHEL M. STRANSKE FOR HERSELF AND FOR LINDA S. BELLMORE HER ATTORNEY IN FACT.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT54826-MS

Return to:
BRAD M. CHITWOOD
425 MT. WHITNEY STREET
KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 and the Northeasterly 27.7 feet of Lot 2 in Block 10 of FIRST ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of vacated 5th Street of Klamath Falls, Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of Lot 1 in Block 10, FIRST ADDITION to said City of Klamath Falls; thence Northwesterly along the Southwesterly line of said 5th Street, vacated, a distance of 40.5 feet; thence at right angles and in a Northeasterly direction a distance of 30 feet to a point; thence at right angles in a Southeasterly direction, parallel to the Southwesterly line of said 5th Street, vacated, a distance of 40.5 feet to a point; thence at right angles in a Southwesterly direction a distance of 30 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 11/28/01 11:15 a m.
Vol M01, Pg 60419-20
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2