

02 JAN 30 PM 11:22

C02

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Vol M02 Page 5875
STATE OF OREGON, _____



Diane LaBuwi

Grantor's Name and Address
David D. Reeder and
Philip Valdez

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
- David D. Reeder & Philip Valdez
- 1105 Pacific Terrace
- Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip):
- David D. Reeder and
- Philip Valdez
- Same as Above

SPACE RESERVED
FOR
ORDER'S USE

State of Oregon, County of Klamath
Recorded 01/30/2002 11:22 a. m.
Vol M02, Pg 5875
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2 Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Diane LaBuwi

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by David D. Reeder and Philip Valdez
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit A attached

This deed is being re-recorded to correct that legal description contained in deed recorded September 17, 2001 in M-01 on page 47087 records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

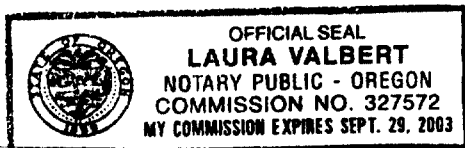
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on January 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Diane LaBuwi
Diane LaBuwi

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on January 29 2002
by Diane LaBuwi
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Laura Valbert
Notary Public for Oregon
My commission expires 9-29-03

K26 CASH

EXHIBIT "A"
LEGAL DESCRIPTION

5876

PARCEL 1

The Southerly 50 feet of the Northerly 110 feet of Lot 8, Block 55 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the Easterly line of said Lot 8, same being the Westerly line of 9th Street, at a point 60 feet Southerly from the most Northerly corner of said Lot 8 and running thence Southerly along the Easterly line of said Lot 8, 50 feet to the Northerly line of the alley as conveyed to the City of Klamath Falls, Oregon by deed recorded in Book 27 at page 464; thence running Westerly perpendicular to 9th Street and along the Northerly line of said alley 65 feet to the Westerly line of Lot 8; thence running Northerly along the Westerly line of said Lot 8, 50 feet; thence running Easterly perpendicular to 9th Street 65 feet to the point of beginning.

PARCEL 2

That portion of Lot 7, Block 55, NICHOLS ADDITION TO LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning on the Northeasterly line of Lot 7, Block 55, NICHOLS ADDITION 60 feet Southerly from the most Northerly corner of said Lot 7; thence continuing Southeasterly along the Northeasterly line of said Lot 7; 50 feet more or less to the Northerly line of the alley deeded to the City of Klamath Falls, Oregon, by Deed recorded in Volume 27, at page 464, Deed Records of Klamath County, Oregon; thence Southwesterly along the Northerly line of said alley 10 feet to a point; thence Northwesterly and parallel with the Easterly line of said Lot 7, 50 feet to a point; thence Northeasterly and parallel with the Northerly line of said alley 10 feet; more or less, to the point of beginning.