



Vol M02 Page 42173

After recording return to:

JEARL HITT  
4348 SHASTA WAY  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 07/26/2002 11:02 a. m.  
Vol M02, Pg 42173-74  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements shall be sent to the following address:

JEARL HITT  
4348 SHASTA WAY  
KLAMATH FALLS, OR 97603

Escrow No. MT57663-TA  
Title No. \_\_\_\_\_

**WARRANTY DEED**

NELSON W. BRAY and WANDA F. BRAY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JEARL HITT and LUCINDA L. HITT, as tenants by the entirety 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:

KEY#515972

3909-002BB-05200

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.

The true and actual consideration for this conveyance is \$ 34,500.00.

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.

Dated this 25<sup>th</sup> day of July, 2002

Nelson W. Bray  
NELSON W. BRAY  
Wanda F. Bray  
WANDA F. BRAY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 25, 2002 by NELSON W. BRAY AND WANDA F. BRAY.



Terril Ausbrooks  
(Notary Public for Oregon)  
My commission expires 6.19.04

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 15, Block 8, PLEASANT VIEW TRACTS, more particularly described as follows: Beginning at a point on the North boundary of said Lot 15, which is 57.0 feet East of the Northwest corner of said Lot 15; thence South parallel to the West boundary of said Lot 15 a distance of 85.0 feet; thence East parallel to the North boundary of said Lot 15, a distance of 57.0 feet, more or less, to the East boundary of said Lot 15, thence North along the said East boundary a distance of 85.0 feet to the Northeast corner of said Lot; thence West along the North boundary of said Lot, a distance of 57.0 feet, more or less, to the point of beginning, EXCEPTING THEREFROM the Easterly 5 feet of the hereinabove described land taken for the widening of Fargo Street in County Commissioner's order recorded July 22, 1965 in M65 at page 216.

Unofficial  
Copy