

03 APR 30 PM 3:11



Vol M03 Page 28530

MTC-00597KR

State of Oregon, County of Klamath
THIS SPACE RECORDED 04/30/2003 3:11 P m.
Vol M03 Pg 28530.39
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

NEVA L. FAULTNER

3673 & 3691 HILYARD AVENUE

KLAMATH FALLS, OR 97603

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

NEVA L. FAULTNER

3673 & 3691 HILYARD AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT60597-KR

WARRANTY DEED

EVELYN L. HEITSMITH, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NEVA L. FAULTNER, 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

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 \$114,500.00.

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 10th day of April, 2003.

Evelyn L. Heitsmith

EVELYN L. HEITSMITH

BY: Diane Lynn Monroe
DIANE LYNN MONROE, HER ATTORNEY-IN-FACT

State of Oregon
County of KLAMATH

On this the 10th day of April, 2003, personally appeared DIANE LYNN MONROE
as attorney-in-fact for EVELYN L. HEITSMITH, as attorney in fact for EVELYN L.
HEITSMITH and that SHE executed the foregoing instrument by authority of and in behalf
of said principal; and SHE acknowledged said instruments to be the act and deed of said
principal.

Before me:

Susan E. Ager

(Notary Public for Oregon)

My commission expires Aug. 1, 2005



26.00^m

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The East one-half of Lot 11 in Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 5 feet thereof conveyed to Klamath County by deed recorded in Book 329, Page 583; AND EXCEPTING THEREFROM the Southerly 5 feet thereof as conveyed to Klamath County by Deed recorded January 9, 2002 in Volume M02, Page 1288, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The W1/2 of Lot 1 in Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof;

AND EXCEPTING THEREFROM the Southerly 5 feet thereof conveyed to Klamath County by Deed recorded June 21, 1961 in Volume 330, Page 389, Klamath County Deed Records;

AND EXCEPTING TEHREFFROM the Southerly 5 feet thereof as conveyed to Klamath County by Deed recorded January 9, 2002 in Volume M02, Page 1288, Microfilm Records of Klamath County, Oregon.