

150006



After recording return to:
Merle C. Hinshaw
800 Roseway
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Merle C. Hinshaw
800 Roseway
Klamath Falls, OR 97601

File No.: 7021-150006 (SAC)
Date: May 02, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/09/2003 3:04 p. m.
Vol M03 Pg 31134-35
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Lisa Duvall, Grantor, conveys and warrants to **Merle C. Hinshaw and Adelaide R. Mills**, not as tenants in common, but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Beginning at a point in the South line of Roseway Drive, 14 feet East of the Northwest corner of Lot 37 of ROSELAWN Subdivision Block 70, BUENA VISTA ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, recorded in Book 7 Page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence East along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet E. of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the East 30 feet of Lot 37 and the West 20 feet of Lot 36, of said ROSELAWN Subdivision, Block 70, BUENA VISTA ADDITION, said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom. Together with the N1/2 of the vacated alley adjoining said property which was vacated by Ordinance No. 5038 recorded December 10, 1958 in Volume 307 Page 405, Deed records of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

31135

APN: 213566

Statutory Warranty Deed
- continued

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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 consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Lisa Duvall-Baker
Lisa Duvall

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7 day of May, 2003
by **Lisa Duvall**.

[Signature]
Notary Public for Oregon

My commission expires: 8-2003

