

1-1-74

31400

WARRANTY DEED

Vol. 183 Page 20985

KNOW ALL MEN BY THESE PRESENTS, That
 William L. Biggerstaff

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Lawrence Fotinakis and Dorothy Fotinakis, husband & wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT ON REVERSE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said 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

and that
 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 paid for this transfer, stated in terms of dollars, is \$85,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 24 day of October, 1983;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)



OFFICIAL SEAL
 PRISCILLA A. BROWN
 NOTARY PUBLIC — CALIFORNIA
 PRINCIPAL OFFICE IN
 LOS ANGELES COUNTY

My Commission Expires May 18, 1984

STATE OF OREGON, County of Klamath

County of Klamath, ss.
 October 24, 1983.

Personally appeared the above named
 WILLIAM L. BIGGERSTAFF

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for California

My commission expires: May 18, 1984

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
 ment was received for record on the
 day of October, 1983,
 at 10 o'clock P.M., and recorded
 in book/reel/volume No. 183 on
 page 20985 or as document/fee/tile/
 instrument/microfilm No. 183,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor
 16027 Sunburst St.
 Sepulveda, Ca 91343

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

EXHIBIT

DESCRIPTION OF PROPERTY

20986

The following described real property situate in Klamath County, Oregon:

That portion of Government Lot 3, Section 5, Township 39 South, Range 9 E.W.M., lying Southwesterly, West and Northwesterly of the West right of way of the Ashland-Klamath Falls Highway,

SAVING AND EXCEPTING a tract of land situated in the SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{1}{2}$ inch iron pin situated South 00°30'00" West 628.45 feet and South 89°30'00" East 316.00 feet from the center quarter corner to said Section 5, thence South 89°30'00" East 250.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 00°30'00" West 509.52 feet, more or less, to the Northerly right of way line of Greensprings Drive; thence South 63°28'36" West along said Northerly right of way line 280.64 feet; thence North 00°30'00" East 637.03 feet, more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING a tract of land situated in the SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{5}{8}$ inch iron pin on the North-South center section line of the said Section 5, said point begin South 00°30'00" West a distance of 755.45 feet from the center $\frac{1}{2}$ corner of said Section 5 as marked by an iron axle; thence South 89°30'00" East at right angles to the said center section line 70.00 feet; thence North 00°30'00" East parallel to said center section line 125.00 feet; thence South 89°30'00" East at right angles to said center section line 246.00 feet; thence South 00°30'00" West parallel to said center section line 635.03 feet to the Northerly right of way line of Greensprings Drive; thence South 62°56'00" West along said North right of way line 356.47 feet to the intersection with the said North-South center section line of said Section 5; thence North 00°30'00" East along said center section line 675.00 feet to the point of beginning.

AND ALSO SAVING AND EXCEPTING a tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a $\frac{3}{4}$ inch iron pipe marking the Northeast corner of Lot 9 in Block 4, Riverview Second Addition, said point begin South 00°30'00" West 549.95 feet from the center quarter corner of said Section 5; thence South 89°30'00" East 70.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 00°30'00" West, parallel with the East line of said Riverview Second Addition, 106.50 feet to a $\frac{1}{2}$ inch iron pin; thence North 89°30'00" West 70.00 feet to a $\frac{1}{2}$ inch iron pin marking the Southeast corner of said Lot 9; thence North 00°30'00" East 106.50 feet to the point of beginning.

AND FURTHER EXCEPTING a tract of land in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5 Township 39 South, Range 9 East of the Willamette Meridian described as follows: Beginning at the point of intersection of the North right of way line of Greensprings Drive and the West line of the SE $\frac{1}{4}$ of said Section 5; thence N. 0°30' E., along said West line, a distance of 675.00 feet to the true point of beginning; thence continuing N. 0°30' E., a distance of 125.00 feet; thence S. 89°30' E., a distance of 70.00 feet; thence S. 0°30' W., a distance of 125.00 feet; thence N. 89°30' W., a distance of 70.00 feet to the point of beginning.

TOGETHER WITH all mineral rights and geothermal rights.

SUBJECT TO:

- 1) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
- 2) Easement given by J. H. Hecker to California-Oregon Power Company, recorded May 4, 1914, in Volume 42, page 117, Deed records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 8th day of Dec A.D. 19 83
at 2:37 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 20985

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00