

30015

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

31753

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. m83 Page 21681

KNOW ALL MEN BY THESE PRESENTS, That Lana Lawson Houck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lana Alene Houck and Leland Leroy Houck, Husband and 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Parcel 1: Tax Lot 400 A parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin at the SW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34, said point being the SE corner of Beverly Heights Subdivision; thence Northerly along the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 and the East line of Beverly Heights, a distance of 208.71 feet; thence Easterly parallel with the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 Feet; thence Southerly parallel with the Westerly line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 feet to the Southerly line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34; thence Westerly along the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 feet to the point of (over) THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$1.00 (One) ~~the whole of the consideration for this transfer, stated in terms of dollars, is \$1.00 (One) and that 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.~~

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 20th day of December, 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)

Lana Lawson Houck

STATE OF OREGON,
County of Klamath } ss.
December 20, 1983

Personally appeared the above named

Lana Lawson Houck

and acknowledged the foregoing instrument to be his or her voluntary act and deed.

Notary Public for Oregon
My commission expires: 2-17-84

OFFICIAL SEAL

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____

and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Lana Lawson Houck
P. O. Box 1232
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Lana and Leland Houck
P. O. Box 1232
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Leland Houck
P. O. Box 1232
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Douglas and Nancy Pratt
3812 Beverly Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

beginning.

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Parcel 2: Tax Lot 300 A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34, said point being East a distance of 208.71 feet from the SW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34, thence East along the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34, a distance of 386.55 feet; thence North parallel with the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 feet; thence North parallel with the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 feet; thence West parallel with the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 386.55 feet; thence South parallel with the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 208.71 feet to the point of beginning.

Parcel 3: Tax Lot 3100 A parcel of land situated in lots 14 and 19 of Enterprise tracts located in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle marking the Northeast corner of said lot 14; thence from said point of beginning South 88 degrees 34'11" West along the North boundary of said Lot 14, 656.69 feet to a 5/8" iron pin marking the Northwest corner of said Lot 14, thence South 88 degrees 44'05" West along the North line of said Lot 19, 135.31 feet, thence leaving said North line of said Lot 19 South 00 degrees 09'08" East, 330.39 feet to a point; thence North 88 degrees 34'11" East 792.01 feet to a point on the East line of said Lot 14, thence North 00 degrees 09'08" West along the East line of said Lot 14, 330.00 feet to the point of beginning.

EXCEPTING therefrom the following:

A tract of land situated in Tracts 13 and 14 Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48'36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" West, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

Parcel 4: Tax Lot 3200 A tract of land situated in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 40.0 feet and South 88 degrees 33' West a distance of 515.9 feet from the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34; thence South 10 degrees 10' West a distance of 122.4 feet to an iron pin; thence South 22 degrees 50'36" West a distance of 173.62 feet to an iron pin; thence South 33 degrees 33' West a distance of 101.0 feet to an iron pin; thence North 362.25 feet to an iron pin that is located 40.0 feet North of the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34; thence North 88 degrees 33' East parallel with the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34 a distance of 144.9 feet to the point of beginning.

EXCEPTING therefrom the following:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48'36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" West, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

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STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 20th day of Dec. A.D. 19 83
at 1:38 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By *Sam Smith* Deputy

Fee 12.00