

48633

WARRANTY DEED

Vol 185 Page 6974

This Indenture Witnesseth, THAT LARRY S. FISH,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

DONALD H. KARSCH,

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

A tract of land located in the SE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2" iron pin, thence North 00°12'35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4" iron pin and the true point of beginning; thence South 89°25'01" West, 563.81 feet to a 3/4" iron pin; thence North 14°44' West, 722.0 feet to a 3/4" iron pin; thence North 89°25'45" East, 750.0 feet to a 3/4" iron pin; thence South 00°12'35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning, said parcel containing 10.56 acres, more or less.

TOGETHER WITH an easement for ingress and egress.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: 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.

The true and actual consideration for this transfer is \$ 2,558.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 18th day of April 19 85.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named Larry S. Fish

April 25, 1985

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

Before me:

Notary Public for Oregon.
My commission expires

10-25-88

After recording return to:

Klamath First Federal Savings and Loan

P. O. Box 5270

Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of May, 19 85, at 10:25 o'clock A. M., and recorded in book M85 on page 6974 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN,

County Clerk-Recorder

By

Pam Smith

Deputy

Fee: \$5.00

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

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