Vol. <u>M85</u> Page 13170 ROW, INC. WARRANTY DEED (INDIVIDUAL)

ATC-8-29061

## KATHRYN A. DOROW

CONVEY(S) to SAVING GRACE LUTHERAN CHURCH

County of Klamath

\_\_\_\_\_, State of Oregon, described as:

all that real property situated in the

, hereinafter called grantor,

SEE ATTACHED EXHIBIT "A"

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 20,000.00 . However, the actual consideration consists of or includes other property or value given or promised which is (indicate which)° (Delete between symbols°, if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of <u>August</u>

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STATE OF OREGON, County of \_\_\_\_\_Klamath \_\_)ss. August 20, 19<u>85</u>. Personally appeared the above named \_\_\_\_\_Kathryn A. Dorow and acknowledged the foregoing instrument to be \_\_\_\_ her voluntary act and deed. Before me: DUSA N Notary Public for Gregon a My Commission Expirés 0.... Kathryn A. Dorow STATE OF OREGON, SS. GRANTOR'S NAME AND ADDRESS County of I certify that the within instrument Saving Grace Lutheran Church was received for record on the \_ day of\_ Z, 19\_ at \_ \_ o'clock \_\_\_\_M., and recorded GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book/reel/volume No. \_ After recording return to: \_ on FOR page\_\_\_\_ Saving Grace Lutheran Church \_ or as document/fee/file/ instrument/microfilm No. RECORDER'S USE 634 Record of Deeds of said county. Only 0 9762 NAME, ADDRESS, ZIP Kino, Witness my hand and seal of County Until a change is req ested all tax statements shall be sent to the following address. affixed. Saving Grace Lutheran Church Box 634 1). NAME TITLE NAME, ADDRESS, ZI Keno. By. Deputy

"EXHIBIT A"

The following described real property is situate in Klamath County, Oregon, being more particularly described as follows:

## PARCEL 1

A portion of Lot 1, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 1, which point of beginning is also the Southwesterly corner of said Section 31; thence Northerly along the Westerly boundary line of said Lot 1 and said Section 31, a distance of 135 feet; thence Easterly and parallel to the Southerly boundary line of said Lot 1 and Section 31, a distance of 60 feet; thence Southerly and parallel to the Westerly boundary line of Lot 1 and said Section 31, a distance of 135 feet to the Southerly boundary line of said Lot 1 and said Section 31; thence Westerly along the Southerly boundary line of said Lot 1 and Section 31, a distance of 60 feet to the point of beginning.

## PARCEL 2

Beginning at the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and renning thence North along the East line of maid Section a distance of 135 feet to a point; thence Westerly at right au loss to said East Section line a distance of 40 feet; thence South and parallel with the said East Section line a distance of 135 feet to the South line of said Section; thence East along the South line of said Section a distance of 40 feet to the point of beginning. SUBJECT TO:

1. The rights of the public in and to that portion of the above described property lying within the limits of roads and highways.

2. Easement, including the terms and provisions thereof: For : pole lines Granted to : The California Oregon Power Company Recorded : April 6, 1926 Book: 69 Page: 440

3. Subject to the rules and regulations of Fire Patrol District.

## STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record	at request of		the 20th	dav
of	August A.D., 1985_ at	<u>3:56</u> o'clock <u>P</u> M., and duly	recorded in VolM85	,
	of	Deeds on Page1317(	0	
FEE	\$9.00	Evelyn Biehn By72	County Clerk - Amite	>