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#M30601

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 23996

RAY W. BAKER and MARY E. BAKER, husband and wife
convey(s) to GERALD LANDFRIED and JOYCE LANDFRIED, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

86 DEC 29 PM 3 50

J.S.
J.H.

"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."

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration
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 22nd day of December, 19 86.

● Ray W. Baker
● Mary E. Baker

STATE OF OREGON, County of WASHINGTON
On this the 22nd day of December, 19 86.

Personally appeared the above named Ray W. Baker and Mary E. Baker
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: [Signature]
Notary Public for OREGON
My Commission Expires 3-26-90

GRANTOR'S NAME AND ADDRESS
<u>Gerald & Joyce Landfried</u>
GRANTEE'S NAME AND ADDRESS
<u>Gerald & Joyce Landfried</u> <u>3757 PARCET AVENUE</u> <u>NAPA, CA 94558</u>
After recording return to:
<u>Gerald & Joyce Landfried</u> <u>3757 PARCET AVENUE</u> <u>NAPA, CA 94558</u>
Until a change is requested all tax statements shall be sent to the following address.
<u>Gerald & Joyce Landfried</u> <u>SAME AS ABOVE</u>

STATE OF OREGON, ss.
County of _____
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. _____ or page _____ or as document/fee/file/Instrument/microfilm No. _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ TITLE _____
Deputy

PARCEL 1

A tract of land situated in the SW $\frac{1}{4}$ of Section 31, 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 Northeast corner of Lot 1, Block 1, RIVERSIDE ADDITION TO THE CITY OF KENO, OREGON, said point being on the Westerly boundary of the Ashland-Klamath Falls Highway; thence North 25°15' East along said boundary a distance of 68.0 feet; thence North 42°05' West a distance of 434.8 feet to a point that bears North 25°15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, RIVERSIDE ADDITION to the City of Keno, Oregon; thence South 25°15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36°30' East along the Northeasterly boundary of said RIVERSIDE ADDITION to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning.

PARCEL 2

That portion of Lot 1 of Block 1, RIVERSIDE ADDITION TO KENO (Doten), Oregon, in the County of Klamath, State of Oregon, being at a point which is the Northeasterly corner of said Lot 1, and thence Southwesterly 88 feet parallel to the State Highway and along the Easterly line of said Lot 1; thence Northwesterly 185.5 feet, more or less, to a point on the Northwesterly line of said Lot 1, which is 156 feet Southwesterly along said lot line from the Northwesterly corner of said Lot 1; thence Northeasterly along the Westerly line of said Lot 1, 156 feet to the Northeasterly line of said Lot 1; thence 185.5 feet Easterly along the Northeasterly line of said Lot 1 to the place of beginning, and being the Northeasterly portion of Lot 1, of Block 1, of Riverside Addition to Keno (Doten), Oregon, EXCEPT that portion described as follows:

All that part of Lot 1, Block 1 of RIVERSIDE ADDITION to Keno, Klamath County, Oregon, lying Northwesterly of a line which is parallel to and 20 feet Southeasterly from the Northwesterly line of said Lot 1, all according to the duly recorded plat of said Riverside Addition to Keno, Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Riverside Addition to Keno, Oregon.
2. Overhang Easement recorded February 20, 1961 in Book 327 at page 388.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of December A.D., 19 86 at 3:50 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 23996

FEE

\$14.00

Evelyn Biehn,
By _____

County Clerk

Ann Smith