

99300

After recording return to:

Atty Richard L. Fredericks

P.O. Box 296

Oakridge, OR 97463

NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

Henry A. Porter

P.O. Box 277

Christmas Valley, OR 97638

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.Vol. m89 Page 6762

Filed for record at request of:

Richard L. Fredericks

on this 21st day of April A.D., 19 89  
at 2:21 o'clock P.M. and duly recorded  
in Vol. M89 of Deeds Page 6762

Evelyn Biehn County Clerk

By Dorothy M. Miller

Deputy.

Fee, \$8.00

## WARRANTY DEED-STATUTORY FORM

DOROTHY M. MILLER

conveys and warrants to HENRY A. PORTER Grantor

Grantee, the following described real property free of encumbrances, except as specifically set forth herein.

a parcel of land, situated on the west side of U.S. Highway 97 in the NW¼ NW¼ of Section 31, T. 24 S., R. 9 E., W.M. Klamath Co. Oregon, and more particularly described as follows: commencing at a point, a 2½" brass-capped steel pipe set at the intersection of the North Line of Section 31 and the NW Line of U.S. Hwy 97 and 50 feet from the centerline thereof, from which the NW Corner of Section 31 bears N 89° 04' 28" W 847.46 feet; thence along the NW Line of said U.S. Hwy 97, S 25° 16' 43" W 303.09 feet to the Point of Beginning; thence continuing along said NW Line of U.S. Hwy 97, S 25° 16' 43" W 29.75 feet to a point; thence along a line at right angle to U.S. Hwy 97, N 64° 43' 17" W 280.00 feet to a point; thence along a line parallel with U.S. Hwy 97, N 25° 16' 43" E 29.75 feet to a point; thence along a line at right angle to U.S. Hwy 97 and with the original, S 64° 43' 17" E 280.00 feet to the Point of Beginning. This parcel is a lot adjustment, being adjacent to and intended to adhere to Tax Lot 3400 & 3500 and is not intended as a partition of lands.

Reserving unto grantor and his assigns the right of ingress and egress across this property as access to grantor's adjacent property and any part thereof.

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 CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY APPROVED USES.

The said property is free from all encumbrances except subject to easements, restrictions and conditions of record.

true consideration for this conveyance is \$ 950.00Dated April 18 19 89Dorothy M. Miller

STATE OF OREGON, County of Lane, ss.

Dorothy M. Miller

Personally appeared the above named

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:Dated April 18 A.D. 19 89

My Commission Expires:

Winnie J. West  
Notary Public for OregonWINNIE J. WEST  
NOTARY PUBLIC - OREGONMy Commission Expires 6/30/89

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