



**KLAMATH COUNTY TITLE COMPANY**

K-41445

**STATUTORY WARRANTY DEED**

(Individual or Corporation)

Catherine C. Ryser who took title as

Catherine C. Pennington

Grantor.

conveys and warrants to Michael D. Ryser and Catherine C. Ryser, husband and wife

Grantee.

the following described real property in the County of Klamath and State of Oregon.

A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 662 feet westerly on the northerly right of way line of the Dalles-California Highway, from the southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 39, South Range 9, East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to the true point of beginning, which point is the southeast corner of "a strip of land 139.3 feet wide", described in a deed from Allen Golden and Beulah Golden, to James William Parks, recorded in Klamath County Deed Records page 4 Volume 235; thence S. 85°28' W., along the southerly line of said "strip of land 139.3 feet wide", a distance of 227 feet; thence South, 192 feet; thence N. 85°28' E., 227 feet; thence North, 192 feet, more or less, to the true point of beginning; containing one acre, more or less.

Together with an easement for a permanent and perpetual right of way over the North 20 feet of that property described in Contract of Sale in Volume M70 page 5361, which easement shall be appurtenant to property of Melvin R. Griffith on the East and shall run with the land.

This property is free of liens and encumbrances. EXCEPT:

Reservations and restrictions of record, reights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ None (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 7<sup>th</sup> day of July 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Catherine C. Ryser

Catherine C. Ryser who took title as

Catherine C. Pennington

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me

this 7<sup>th</sup> day of July 19 89

by Catherine C. Ryser who took title

as Catherine C. Pennington

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and

by \_\_\_\_\_

of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 12-19-92

Notary Public for Oregon

STATE OF OREGON,

County of Klamath

ss.

After recording return to:

Mr. & Mrs. Michael D. Ryser

2531 Unity

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same As Above

Filed for record at request of:

Klamath County Title Co.

on this 10th day of July A.D., 19 89

at 3:08 o'clock PM, and duly recorded

in Vol. M89 of Deeds Page 12532

Evelyn Biehn County Clerk

By Dorlene Mullendore

Deputy.

Fee, \$8.00

08 PM 3 JUL 89