

#04033495  
WARRANTY DEED

AFTER RECORDING RETURN TO:

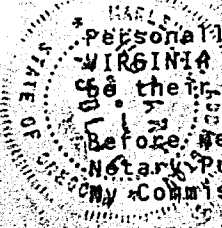
GARY L. MICHENER  
DEBRA S. MICHENER419 Torrey  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEWILLIAM L. DUNKIN and VIRGINIA M. DUNKIN, husband and wife  
hereinafter called GRANTOR(S), convey(s) to GARY L. MICHENER and  
DEBRA S. MICHENER, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.*Don*  
"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."and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,  
including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Lakeshore Gardens Drainage  
District. 3) Rights of way and other reservations and  
restrictions as shown in Deed recorded September 30, 1929 in  
Book 88, page 98, Deed Records. 4) Two Easements, including the  
terms and provisions thereof, recorded August 11, 1937 in Book  
111, page 210 and recorded August 31, 1937 in Book 111, page  
468.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  
\$10,500.00.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 11th day of September, 1989.  
WILLIAM L. DUNKIN  
VIRGINIA M. DUNKIN

STATE OF OREGON, County of KLAMATH)ss.

September 12, 1989.

\* Personally appeared the above named WILLIAM L. DUNKIN and  
VIRGINIA M. DUNKIN and acknowledged the foregoing instrument to  
be their voluntary act and deed.Before me,   
Notary Public for Oregon

My Commission Expires: March 22, 1993.



'89 SEP 13 AM 10 39

## EXHIBIT "A"

17213

A tract of land situated in Lot 11 of LAKESHORE GARDENS, a duly recorded subdivision. Said tract being in the NE 1/4 SE 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 68 degrees 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15 degrees 00' East along the lot line common to said Lots 11 and 12, 125.00 feet to a 1" pipe marking the Southeasterly corner of the tract of land described in Deed Volume 316, Page 626, of the Klamath County Deed Records; thence North 67 degrees 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17 degrees 30' 00" West 118.47 feet from the Southeast corner of said Lot 11; thence North 17 degrees 30' 00" West 121.14 feet, more or less, to the point of beginning.

CODE 190 MAP 3808-25DA TL 3000 KEY #424650  
(Covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Sept. A.D., 19 89 at 10:39 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 17212  
Evelyn Biehn County Clerk  
By Pauline Muelender

FEE \$13.00