

#01033637  
WARRANTY DEEDAFTER RECORDING RETURN TO:  
FREDERICK W. LANE807 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

WOODIE D. RICHARDSON, JR. AND BARBARA A. RICHARDSON, HUSBAND AND  
WIFE hereinafter called GRANTOR(S), convey(s) to FREDERICK W.  
LANE hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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 year  
1989-1990 are now a lien but not yet payable. 2) Regulations,  
including levies, liens, and utility assessments of the City of  
Klamath Falls. 3) Conditions, Restrictions as shown on the  
recorded plat of Buena Vista Addition to the City of Klamath  
Falls.

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 8,000.00.

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 10th day of August, 1989.

X Woodie D. Richardson, Jr.  
WOODIE D. RICHARDSON, JR.

X DECEASED  
BARBARA A. RICHARDSON,

STATE OF California County of San BernardinoAugust 14, 1989

Personally appeared the above named WOODIE D. RICHARDSON, JR.  
~~AMY BARBARA W. RICHARDSON~~ and acknowledged the foregoing  
instrument to be ~~his~~ voluntary act and deed.

Before me: Marjorie M. Lammers  
Notary Public for San Bernardino County CA  
My Commission Expires: 8-15-89



1989 NOV 20 PM 3 47

## EXHIBIT "A"

Beginning at the Northwestern corner of Lot 10, Block 100 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the Westerly line of said Lot 10, Block 100, on a curve having a radius of 330.27 feet, for a distance of 40.84 feet; thence at right angles to said curve 125 feet to the Easterly side of said Lot 10; thence Northeasterly along the Easterly side of Lot 10 on a curve having the radius of 205.27 feet, a distance of 25.18 feet to the Northeasterly corner of said Lot 10; thence Northwesterly along the Northerly line of said Lot 10, 125 feet to the Northwest corner of said Lot and the place of beginning, being the N 1/2 of Lot 10.

CODE 1 MAP 3809-32BB TL 1600

STATE OF OREGON: COUNTY OF KLAMATH: ss. \_\_\_\_\_ the 29th day  
 Filed for record at request of \_\_\_\_\_ Aspen Title Co. \_\_\_\_\_  
 of Nov. \_\_\_\_\_ A.D. 19 89 at 3:47 o'clock on Page 23137  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ Evelyn Biehn \_\_\_\_\_ County Clerk  
 By \_\_\_\_\_

FEE \$13.00