

# 01034632
WARRANTY DEED

AFTER RECORDING RETURN TO:

JOHN G. MORAN, JR.
291 1/2 East Florence Ave.
Huntington Park, CA. 90255UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVENOLAN L. DEARING and KATHRYN M. DEARING, husband and wife
hereinafter called GRANTOR(S), convey(s) to JOHN G. MORAN, JR.
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....."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) Rules,
regulations and statutory powers of Enterprise Irrigation
District and South Suburban Sanitary District. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Easement,
including the terms and provisions thereof, recorded May 2, 1929
in Book 87, page 122.,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
\$48,500.00.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 6th day of December, 1989.Nolan L. Dearing
NOLAN L. DEARINGKathryn M. Dearing
KATHRYN M. DEARING

STATE OF OREGON, County of KLAMATH)ss.

December 6, 1989.

Personally appeared the above named NOLAN L. DEARING and KATHRYN
M. DEARING and acknowledged the foregoing instrument to be
their voluntary act and deed.Barbara L. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1993.

89 DEC 12 PM 3 52

EXHIBIT "A"

A portion of Lot 1, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 30 feet and East 430 feet from the Section corner common to Section 1 and 12, Township 39 South, Range East of the Willamette Meridian, and Sections 6 and 7 of Township 39 South, Range 10 East of the Willamette Meridian; thence South 509 feet to the North line of the property conveyed by the grantor to Mary L. Moore; thence East along said line 121.2 feet; thence North 509 feet; thence West 121.2 feet to the point of beginning.

Tax Acct. No. 43-3910-7BB-400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Dec. A.D., 19 89 at 3:52 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 24136.

Evelyn Biehn County Clerk

By

Pauline Neelander

FEE \$13.00