

090-04-13949 KET K-41970



KLAMATH COUNTY TITLE COMPANY

9643

K-41970

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STATUTORY WARRANTY DEED
(Individual or Corporation)

Warren R. McNeely

conveys and warrants to Arthur Fawcett and Daena J. Fawcett, Grantor,

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

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 EWM, said tract being a portion of tract described in deed from Petric to McNeely recorded in Volume M71 page 12811, Deed records of Klamath County, Oregon, being more particularly described as follows: Beginning at an iron pin located 655 feet South and 30 feet West of the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, said point lying on the West boundary of Summers Lane; thence West along the North line of the above-described tract a distance of 237.0 feet; thence South a distance of 85.0 feet to a point; thence East a distance of 237.0 feet, more or less, to the West right of way line of Summers Lane; thence North 85.0 feet more or less to the point of beginning.

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This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights 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 \$ 36,500.00 (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 29th day of December 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Warren R McNeely
Warren R. McNeely

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me this 29th day of December 19 89 by Warren R. McNeely

Daniel D. Chandler
Notary Public for Oregon
My commission expires 7-6-90

After recording return to:
Klamath Trust Federal
540 Main St.
Klamath Falls OR 97601

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

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ and of _____ a corporation, on behalf of the corporation.

STATE OF OREGON, County of Klamath ss.
Filed for record at request of:
Klamath County Title

on this 29 day of Dec A.D., 19 89
at 3:55 o'clock P M. and duly recorded
in Vol. M89 of Deeds Page 25242
By Evelyn Biehn County Clerk
By Bernetha Aditoch

Fee, 8.00 Deputy.