



K-41993

STATUTORY WARRANTY DEED
 (Individual or Corporation)

ANDREW JAMES RAGLAND, KATHLEEN MARY INNES AND

PHYLLIS COLLIER KERNS

, Grantor,

conveys and warrants to LARRY R. KING

, Grantee,

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

 '90 JAN 23 PM 1
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This property is free of liens and encumbrances, EXCEPT:

Subject to 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 \$ 140,000.00 (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 14th day of January 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.
 ✓ Andrew James Ragland
 ANDREW JAMES RAGLAND

 ✓ Phyllis Collier Kerns
 PHYLLIS COLLIER KERNS

 ✓ Kathleen Mary Innes
 KATHLEEN MARY INNES
STATE OF OREGON, County of multnomah)ss.The foregoing instrument was acknowledged before me this 14th day of January 19 90by Phyllis Collier Kerns andAndrew James RaglandNotary Public for OregonMy commission expires: 12/15/93Notary Public for OregonMy commission expires: 12/15/93Notary Public for OregonMy commission expires: 12/15/93

After recording return to:

Larry R. King

502 Pine Grove Rd.

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

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of multnomah)ss.The foregoing instrument was acknowledged before me this 20 day of January 19 90by Kathleen Mary Innes andAndrew James RaglandNotary Public for OregonMy commission expires: 12/15/93Notary Public for OregonMy commission expires: 12/15/93Notary Public for OregonMy commission expires: 12/15/93

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A parcel of land located in the West one-half of the East one-half of Section 8, T. 39 S., R. 10 E., W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 5 and 8, T. 39 S., R. 10 E., W.M.; thence North 89°45'14" East 1331.80 feet to the East 1/16 corner common to Sections 5 and 8; thence South 00°13'00" East 1693.61 feet along the East line of the West one-half of the East one-half of Section 8 to the True Point of Beginning for this parcel description, said point being the Southeast corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence South 00°13'00" East 605.82 feet to the Northeast corner of a parcel of land described in Deed Volume M82 Page 11430; thence, along the boundaries of said parcel, South 89°47'00" West 240.00 feet; South 00°13'00" East 340.00 feet; and North 89°47'00" East 210.00 feet to a point on the Westerly right-of-way line of Pine Grove Road; thence, along said right-of-way line, South 00°52'02" West 198.68 feet to the Northerly line of a parcel described in Deed Volume M86 Page 21331, Klamath County Deed Records; thence North 89°07'58" West 184.48 feet to the Northwest corner of said parcel; thence South 4°21'32" West 529.30 feet to the Southwest corner of a parcel described in Deed Volume M83 Page 14271, Klamath County Deed Records; thence South 1°24'02" West 400.00 feet to the Northwest corner of a parcel of land described in Deed Volume M77 Page 2497, Klamath County Deed Records; thence, along the Westerly line of said parcel South 00°18'03" West 303.69 feet, more or less, to the Northerly right-of-way line of the Klamath Falls-Lakeview Highway 140; thence following said right-of-way line 739.77 feet along the arc of a 11,489.16 foot radius curve left, the long chord of which bears North 62°52'49" West 739.63 feet to the Southeast corner of a parcel of land described in Deed Volume 203 Page 199, Klamath County Deed Records; thence North 8°56'32" East 227.46 feet to the Northeast corner of said parcel; thence North 8°48'39" East 1935.93 feet to the Southwest corner of that parcel described in Deed Volume M87 Page 15532; thence, along the Southerly boundary of said parcel South 80°14'22" East 600.61 feet to the True Point of beginning; containing 32.01 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day
of Jan. A.D., 19 90 at 1:51 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 1579

Evelyn Biehn County Clerk
By Pauline Mullendore

FEE \$33.00