

10593

K-41944

WARRANTY DEEDVol. m92 Page 1710

RONALD C. FRIESEN, Grantor, conveys and warrants to EDWIN J. CLOUGH, III, Grantee, the following described real property free of encumbrances except as specifically set forth below:

All of that certain real property described on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 11,774.16. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

DATED this 24th day of JANUARY, 1990.

Ronald C. Friesen
RONALD C. FRIESEN, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me January 24, 1990.
by RONALD C. FRIESEN

D. B. Buckle
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-19-92

GRANTORS NAME AND ADDRESS:
RONALD C. FRIESEN
P.O. Box 5227
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:
EDWIN J. CLOUGH, III

AFTER RECORDING, RETURN TO:
KLAMATH COUNTY TITLE CO.
422 Main Street
Klamath Falls, OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Edwin J. Clough, III

1902 Terrace
Klamath Falls, Oregon 97601

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of January, 1989, at 10 o'clock AM, and recorded in Book 100 on Page 10 or as File Reel Number 100, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer
By: Deputy

"EXHIBIT A"

All that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

"Those portions of Lots 3 through 10, Block 11 of the CHELSEA ADDITION to the City of Klamath Falls, Klamath County, Oregon, to-wit:

Beginning at the southeast corner of said Block 11; thence S.89°51'00"W., along the south line of said block, 125.00 feet to a point; thence N.16°16'14"W., 90.67 feet; thence N.05°32'20"W., 113.31 feet to a point on the north line of Lot 3 of said Block 11; thence N.89°53'45"E., along the north line of said Lot 3, a distance of 28.58 feet to the westerly right-of-way of The Dalles-California Highway; thence S.38°59'16"E., along said right-of-way line, 211.12 feet to the east line of said Block 11; thence S.00°06'00"W., along said east line of Block 11, a distance of 35.45 feet to the point of beginning."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day
of Jan. A.D., 19 90 at 9:53 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 1710
By Evelyn Biehn - County Clerk
Arline Muelendare

FEE

\$33.00