



12461

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WARRANTY DEED

AFTER RECORDING RETURN TO:
KATHERINE ANN LOOK
1300 Saratoga
Ventura, Ca. 93003

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EARL DENNIS KRAUSS and BARBARA J. KRAUSS, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to KATHERINE ANN LOOK
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

A portion of the Northwest quarter of Section 27, Township 35
South, Range 7 East of the Willamette Meridian, in the County of
Klamath, State of Oregon, more particularly described as
follows:

Beginning at the Northwest corner of Section 27, Township 35
South, Range 7 East of the Willamette Meridian; thence South
along the West section line, 1102.3 feet to the true point of
beginning, which point is also the Southwest corner of Deed
recorded March 17, 1961 in Book 328 at Page 102, Deed Records;
thence continuing South along the section line 600 feet; thence
East 660 feet; thence North parallel with the section line 600
feet to the Southeast corner of the above mentioned deed; thence
West 660 feet along the South line of said deed to the point of
beginning.

CODE 118 & 138 MAP 3507-2780 TL 500

"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) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Modoc Point Irrigation
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) Reservations, including the terms and
provisions thereof, as set forth in Land Status Report, recorded
October 28, 1958, in Book 305 at Page 412, deed Records of
Klamath County, Oregon. 4) Conditions and Restrictions in
Patent recorded in Book 305 at Page 410. 5) Subject to an
easement 40 feet in width for roadway purposes as set forth in
Deed recorded March 17, 1961 in Book 328 at Page 102, Deed
Records of Klamath County, Oregon. (affects the west 40 feet of
property). 6) Any improvement located upon the insured
property, which constitutes a mobile home as defined by Chapter
801, Oregon Revised Statutes, is subject to registration and
taxation as therein provided by Chapter 308, Oregon Revised
Statutes. 7) Easement as disclosed by instrument recorded July
2, 1982 in Book M-82 at Page 3393. 8) Easement, including the
terms and provisions thereof granted to telephone utilities of
Eastern Oregon for telephone line right of way recorded August
1, 1986 in Book M-86 at Page 13538.

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
\$49,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

Continued on next page

190 MAR 19 PM 3 54

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of March 1990.

Earl Dennis Krauss
EARL DENNIS KRAUSS

Barbara J. Krauss
BARBARA J. KRAUSS

STATE OF OREGON, County of Klamath)ss.

MARCH 14, 1990

Notary Public for Oregon
Commission Expires: MARCH 4, 1992

Subscribed and sworn to before me by the above named EARL DENNIS KRAUSS and BARBARA J. KRAUSS and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of March A.D., 19 90 at 3:54 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 4953.
Evelyn Biehn County Clerk
By Pauline Mullenbarger

FEE \$33.00

RECORDED
1990