

13082 FTC #23330-DN

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

MAURICE J. SPILLANE and JESSIE D. SPILLANE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
MICHAEL S. HRICZISCSE _____,
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed** and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,304.96.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of Los Angeles, this 1st day of April, 1990.

In Witness Whereof, the grantor has executed this instrument this 9th day of April, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Maurice J. Spillane

Jessie D. Spillane

Jessie D. Spillane
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,)
County of Klamath) ss.
April 3rd 19 90

Personally appeared _____ and

Personally appeared _____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL) ~~NOTARY PUBLIC OREGON~~
My Commission Expires 1/30/94
My commission expires: _____

Maurice & Jessie Spillane

5813 Homedale

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Michael Hricziscse

12952 East Hwy 140

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After a cording return in.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

1. If a change is requested all tax statements shall be sent to the following addressee:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON.

55

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/freel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

Beginning at the quarter section corner which is common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degrees 35' West a distance of 562.8 feet along the North-South centerline of Section 15; thence North 57 degrees 46' West a distance of 184.7 feet to the point of beginning; which point of beginning is on the Southerly right of way line of the Klamath Falls-Lakeview Highway. From said point of beginning thence North 57 degrees 46' West a distance of 187.5 feet along said Southerly right of way line of the Klamath-Lakeview Highway thence South 0 degrees 16' East a distance of 216.6 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence South 89 degrees 55' East a distance of 157.9 feet along said Northerly right of way line of the O.C. & E. Railroad; thence North 0 degrees 16' West a distance of 116.8 feet to the point of beginning.

Tax Account No.: 3910 01500 01600

**SUBJECT TO: Real Estate Contract Dated January 8, 1985, recorded January 9, 1985 and recorded in Volume M85, page 401, Microfilm Records of Klamath County, Oregon in which the Vendor is the State of Oregon, by and through the Director of Veterans' Affairs and which the above named Grantee hereby agrees to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of April A.D., 19 90 at 3:56 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 6085.
Evelyn Biehn - County Clerk
By Raulene Muelendore

FEE \$33.00