15970

Vol. TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

12 2 2 1 2 2 3 3 3 4 3 7 7		1		My Kardina — III i i i		ter called grantor,
convey(s) to _	<u>JENTRY</u>	L. NIX.	JR. and	JANIS L. NIX	, husband and wi	<u>fe</u>
	Vlomoth				all that real proper	rty situated in the
County of	Klamath	1	, State of Or	egon, described a		
		CPT 41	TTACHED I	YA" THATT		
		OLE A.	IIVOUED 1	SYUTDII W		
THIS INSTRUMENT V	WILL NOT ALLOW USE C	F THE PROPERT	Y DIE CRIBED IN TI	HIS IN TRUMENT IN VIOLATIO	ON OF APPLICABLE LAND USE LAWS	AND REGULATIONS, BEFORE
SIGNING OR ACCEPTI MENT TO VERIFY API		HE PERSON AC 2	IVIR I G FEE TITLE T	TO THE FROPERTY SHOULD CH	ECK WITH THE APPROPRIATE CITY OR	COUNTY PLANNING DEPART
THIS INSTRU	MENT DOES N	OT GUARA	NIEE THAT	ANY PARTICULAR	USE MAY BE MADE O	F THE PROPERTY
					HE APPROPRIATE CITY O	OR COUNTY PLAN
NING DEPAR	TMENT TO VE	RIFY APPIR	IOVED USES			
and covenant	Vel that granto	r is the ov	unar of the	ahove described r	roperty free of all encu	imbrances except
	ito, inat granto			经销售额 化二氢电压		
2019年1月1日			TTACHED 1	 	<u> </u>	
and will warra	nt and defend t	he same ap	jainst all per	sons who may lawfe	ılly claim the same, exce	pt as shown above
				,,,,	000 00	
The	true and actua	l considera	ation for this	s transfer is \$ 135	,000.00 .∘Howev	er, the actual con-
sideration co	nsists of or inc	ludes othe	r property o	r value given or pr	omised which is the wh	the consideration
(indicate whice	ch)° (Delete be	tween syn	bols? if not	applicable. See O	RS 93.030)	THE THE THE
In co	onstruing this	deed and v	where the co	intext so requires.	the singular includes th	ne plural.
INW	VITNESS WHER	EOF, the gr	antor has ex	ecuted this instrum	ent this <u>"\"</u> day of	JUNE ,
19 <u>90</u> .					11	
				(h) <	/hm 5 6	7)
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		of <u>Will</u>	shing	iton)ss.	to ways ca	ger
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STATE OF OF	REGON, Count		shing 	iton)ss. 9 520.	- A Crispin	ger and
STATE OF OF	louie 🛬	d the abov	<u> </u>	9 <u>90.</u> Ihomas	A. Csispin	and
STATE OF OF	REGON, County	d the abov		9 <u>90.</u> Ihomas	- A. Crispin and acknowled	and liged the foregoing
STATE OF OF Pers	REGON, County	d the abov	(4). Intery act ar	9 <u>90.</u> Inomas nd deed. Ab	A. Crispin and acknowled	and liged the foregoing
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Thomas A Jo Evely c/c KFF Jentry L 11053 Mi	Crispin and Egger GRANDES NAME AND	d the above	A intery act ar	9 <u>90.</u> Inomus nd deed. Before me: Il	Public for A. T.	Ayes Oregon 8-2-93 / ss
Thomas A Jo Evelyn c/o KFF Lentry L 11053 Mi	REGON, County Sonally appeared by Line 1999 Crispin and Egger GRAVIORS NAME AND INC. & TALLE Drive Falls, Oregon GRAVITES NAME AND	d the above	A intery act ar	9 <u>90.</u> Inomus nd deed. Before me: Il	Public for A. J.	sse within instrument ord on the day
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Thomas A Jo Evelyn c/c KFF Jentry L 11053 Mi Klamath 2943 SOU KLAMATH Until a chronge is required.	Crispin ann Egger GRANDES NAME AN NIX Jr. & racle Drive Falls Orego GRANTES NAME AN THE SIXTH STR FALLS OREGO NAME ADDRE	d D ADDRESS Janis L. D ADDRESS L S&LA EET N 97603 S, Zip hall be sent to its	intery act ar	9 <u>90</u> . Inomus and deed. Before me: Inotary My Con	Public for A James And A Sounty of Certify that the was received for record at Colock In book/reel/volume N page Certify that the was received for record at Colock In book/reel/volume N page Certify that the was received for record of Leeds of second of Deeds	sse within ipstrumen ord on the da, 19 M., and recorder to or as document/fee/file No aid county.

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EXHIBIT "A"

A tract of land situated in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is North 00 degrees 06 minutes 00 seconds East 491.28 feet and South 89 degrees 08 minutes 00 seconds East (South 89 degrees 18 minutes East by Deed Volume M-76 at page 4147, as recorded in Klamath County Deed Records) 220.00 feet from the CW 1/16 corner (Southwest corner of said SE1/4 NW1/4) of said Section 9; thence North 00 degrees 52 minutes 00 seconds East: 200.95 feet; thence South 89 degrees 13 minutes 00 seconds East: 242.79 feet to a curve to the left (radius point bears South 58 degrees 00 minutes 38 seconds East 230.00 feet); thence along the arc of said curve (central angle is 31 degrees 07 minutes 22 seconds) 122.22 feet; thence South 00 degrees 52 minutes 10 seconds West 85.00 feet; thence North 89 degrees 08 minutes 10 seconds West 210.40 feet to the point of beginning.

Key No.: 593833 Tax Acct. No.: 162 - 3910-0BD-1900

SUBJECT TO:

Subject to rules and regulations of Fire Patrol District.

Conditions, Restrictions as shown on the recorded plat of

3. Easement, including the terms and provisions thereof:
Pole line over the SE%NW% Miracle Manor.

Pacific Telephone and Telegraph Co. Granted to

August 1, 1942 Recorded

149 42

4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin

appearing of record: August 7, 1978

Recorded M-78 Book. 17190 Page

STATE OF OREGON: COUNTY OF KLAWATH: SS.

STATE OF ORLGON: COURT OF		11th day
	Aspen Title Co	VolM90
Filed for record at request of	A. 10 o'clock PM., and duty	
of June A.D., 19	Deeds County Clerk	.
	Evelyn Biehn County Clerk By Quelew Muris	molero-
	By Daules Truck	<u> </u>
FEE \$33.00	<u> </u>	