

#01035360
WARRANTY DEED

AFTER RECORDING RETURN TO:
JERRY MC KOEN AND MARIE LYON
24219 Old Malin Hwy
Malin, Oregon 97632

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

NICKOLAS OSTAPKEVICH, hereinafter called GRANTOR(S), convey(s)
to JERRY MC KOEN and MARIE LYON, not as tenants in common, but
with full rights of survivorship, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Subject to
rules and regulations of Fire Patrol District. 3) Three
easements, including the terms and provisions thereof, recorded
February 18, 1965 in Book 359, page 421 and recorded November
17, 1965 in Book M-65, page 3745 and recorded December 29, 1966
in Book M-66, page 12721. 4) Conditions and restrictions in
Deed recorded February 19, 1926 in Book 65, page 320.,

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
\$45,450.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of July, 1990.

Nickolas Ostapkevich
NICKOLAS OSTAPKEVICH

STATE OF OREGON, County of Klamath)ss.

July 26, 1990.

Personally appeared the above named NICKOLAS OSTAPKEVICH and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Carolene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

'90 JUL 26 PM 3 50

EXHIBIT "A"

PARCEL 2:

The NE 1/4 SW 1/4 and that portion of the N 1/2 NW 1/4 SW 1/4 and the S 1/2 NW 1/4, Lying East of Westside Road, all in Section 23, Township 34 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM portion conveyed to Klamath County by Deed dated March 16, 1966, recorded March 16, 1966 in Book M-66 at Page 2246, Microfilm Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of July A.D., 19 90 at 3:50 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 14977.

FEE \$33.00

Evelyn Biehn - County Clerk

By Caroline Millendore