



721316 KLAMATH COUNTY TITLE COMPANY

Vol. 1490 Page 20531

K-42569

STATUTORY WARRANTY DEED
(Individual or Corporation)

JOHN F. HORTON AND MARY J. HORTON

Grantor.

S. SCOTT MILLER AND GENIE MILLER, husband and wife

Grantee.

conveys and warrants to

the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 20th day of September 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

JOHN F. HORTON

MARY J. HORTON

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me
this 20th day of September 19 90
by John F. Horton
Mary J. Horton

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me
this day of 19 and
by
of
a corporation, on behalf of the corporation.

Debra A. Berkman
Notary Public for Oregon
My commission expires 12-19-92

Notary Public for Oregon
My commission expires:

After recording return to:

Mr. & Mrs. S. Scott Miller
111 Melvale Dr.
Long Beach, California 90802
(NAME ADDRESS ZIP)

Send a check for payment of tax statements shall be sent to the following address:

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1: The S½SE¼ of Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM, a tract of land located in the SE¼ of Sec. 23 Twp. 38 S.R. 11½ E.W.M., more particularly described as follows: Beginning at an iron pin set on the East-West section line common to Sections 23 and 26, said point being North 88°33' West a distance of 1052.0 feet from an iron pin set on the West boundary of the County road right of way, said pin being 30 feet West of the center line of said road and the section corner common to Sections 23, 24, 25 and 26, Twp. 38 S.R. 11½ E.W.M., thence North 41°13' West a distance of 821.0 feet; thence North 35°18' West a distance of 877.6 feet to the intersection with an East-West fence line; thence North 87°48' West a distance of 416.5 feet along said fence line to the fence corner; thence South 3°47' West a distance 1303.3 feet to the quarter section corner common to Sections 23 and 26, Twp. 38 S., R. 11½ E.W.M.; thence South 88°33' East a distance of 1558.0 feet, more or less, along the section line common to Sections 23 and 26, to the point of beginning.

PARCEL 2: A tract of land located in the NE¼ of Section 26, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin set on the West boundary of the County Road right of way, said point being 30 feet West of the center line of said road and the section corner common to Sections 23, 24, 25 and 26, Twp. 38 S.R. 11½ E.W.M.; thence South along the West boundary of the county road a distance of 1553.0 feet to a fence corner; thence North 81°50' West along said fence a distance of 102.3 feet; thence North 24°23' West a distance of 1095.0 feet; thence North 41°13' West a distance of 751.7 feet to an iron pin set on the East-West section line common to Sections 23 and 26, Twp. 38 S.R. 11½ E.W.M.; thence South 88°33' East a distance of 1052.0 feet, more or less, along said section line to the point of beginning.

PARCEL 3: All of the W½SW¼ lying Westerly of the Westerly Right of way line of the Bliss County Road in Section 24, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 10th day
of Oct. A.D. 19 90 at 3:20 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 20531
Evelyn Biehn County Clerk
By Dorise Mullender

FEE \$13.00