



Aspen
TITLE & ESCROW, INC.

#02035853

WARRANTY DEED

Vol. m90 Page 24485

AFTER RECORDING RETURN TO:
FRANK G. LUKACS

#1 Sunshine Place
Bend, NV 89502

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

FOREST W. COX AND VIRGINIA COX, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to FRANK G. LUKACS 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) Conditions,
Restrictions as shown on the recorded plat of Woodland Park. 4)
Utility easements as delineated on the recorded plat along
back and sidelines. 5) Set back provisions as delineated on the
recorded plat, 20 feet along front lot lines. 6) Reservations
as set forth in Land Status Report recorded December 22, 1958 in
Book 308 at Page 129, Deed Records, to wit: "The above
described property is subject to any existing easement for
public roads and highways, for public utilities, and for
railroads and pipelines and for any other easements or rights of
way of record; and there is hereby reserved any and all roads,
trails, telephone lines, etc., actually constructed by the
United States, with the rights of the United States to maintain,
operate or improve the same so long as needed or used for or by
the United States. (Dept. Instr., January 13, 1916 44 L.D.
513)". 7) 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 and as provided by Chapter 308, Oregon
Revised Statutes.

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
\$33,000.00.

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 26th day of November, 1990.

Forest W. Cox
FOREST W. COX

Virginia Cox
VIRGINIA COX

STATE OF OREGON, County of KLAMATH)ss.

November 27, 1990.

Personally appeared the above named FOREST W. COX AND VIRGINIA
COX and acknowledged the foregoing instrument to be their

Continued on next page

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WARRANTY DEED
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voluntary act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 12-3-93

EXHIBIT "A"

Lot 15, Block 6, WOODLAND PARK, in the County of Klamath, State of Oregon, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

CODE 147 MAP 3407-15BA TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of Dec. A.D., 19 90 at 3:48 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 24485

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Meekins

WILF & ECKHART INC
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