

23777



Aspen
TITLE & ESCROW, INC.

01035835
WARRANTY DEED

Vol. m90 Page 24901

AFTER RECORDING RETURN TO:

MR. AND MRS. MARK T. KNUDSEN

15865 Hayland

La Puente, CA 91744

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

SAME AS ABOVE

NORTHWEST DISTRICT OF THE LUTHERAN CHURCH MISSOURI SYNOD,
hereinafter called GRANTOR(S), convey(s) to MARK T. KNUDSEN and
JANET M. KNUDSEN, husband and wife 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) Subject to rules
and regulations of Fire Patrol District. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Easement,
including the terms and provisions thereof recorded April 8,
1926 in Book 69 on page 440.

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
\$35,000.00.

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 29th day of November 1990.

N.W. DISTRICT OF THE LUTHERAN CHURCH MISSOURI SYNOD:

BY: Echart L. Bauer

TITLE: President

BY: D.C. Schroeder

TITLE: Asst. Secy.

STATE OF OREGON, County of Multnomah) ss.

December 12, 1990

Personally appeared the above named

Echart L. Bauer

and D.C. Schroeder

as President

and Secretary

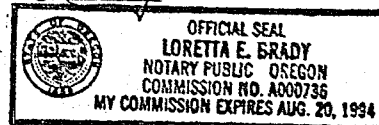
for N.W.

DISTRICT OF THE LUTHERAN CHURCH MISSOURI SYNOD.

Before me: Loretta E. Brady

Notary Public for Oregon

My Commission Expires: 8-20-94



10015

Page 1

EXHIBIT "A"

24902

A tract of land situated in the SW 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and the NE 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SW 1/4 SE 1/4, said point being North 00 degrees 27' 06" West 6.94 feet from the quarter corner common to said Sections 36 and 1; thence Southerly, along the Westerly line of the said SW 1/4 SE 1/4 of Section 36 and the said NE 1/4 of Section 1, 1516.70 feet, more or less, to the Northerly right of way line of State Highway No. 66; thence Northeasterly, along said Northerly right of way line, 601.20 feet, more or less, to the Westerly line of the Pacific Power and Light Co. access road; thence North 29 degrees 28' 52" West, along the said Westerly line, 805.88 feet; thence North 12 degrees 43' 22" West, continuing along said Westerly line, 506.04 feet to the point of beginning.

CODE 52 MAP 4007-1A TL 12000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day of Dec. A.D., 19 90 at 8:51 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 24901.

FEE \$33.00

Evelyn Biehn - County Clerk

By Orlene Muelender

