

KNOW ALL MEN BY THESE PRESENTS, That WARREN H. BYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER D. GRIGAS, hereinafter-called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NE1/4 NW1/4; S1/2 NW1/4 of Section 33, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

RESERVING UNTO THE GRANTOR an easement 60 feet in width for roadway and utility purposes immediately adjacent to that portion of the East line E1/2 NW1/4 of Section 33, Township 35 South, Range 11, lying Northerly of Public Road Tableland Rd. and along the most Northerly 60 feet NE1/4 NW1/4 of said Section 33, Township 35 South, Range 11 East.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT IN WHOLE OR IN PART, AND THE PARTS HEREOF ARE VOID, UNLESS IT IS FIRST RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THE COUNTY CLERK OF SAID COUNTY HAS AFFIXED HIS SEAL THEREON.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of January, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ) ss.  
December 1-2, 19 90-91

Warren H. Byers  
Warren H. Byers

Personally appeared the above named  
Warren H. Byers

and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me:

Nancy M. Merrill  
Notary Public for Oregon  
My commission expires: 6/18/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

Warren H. Byers  
P. O. Box 5188  
Klamath Falls, Or 97601  
GRANTOR'S NAME AND ADDRESS

Peter D. Grigas  
19601 Bomar Ct.  
Rowland Heights, CA 91748  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Peter D. Grigas  
19601 Bomar Ct.  
Rowland Heights, CA 91748  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Peter D. Grigas  
19601 Bomar Ct.  
Rowland Heights, CA 91748  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of Jan., 19 91, at 3:57 o'clock P M., and recorded in book M91 on page 67 or as file/reel number 24307, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer  
By Pauline M. Noller, Deputy

Fee \$28.00