

832

#01035840
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Henry L. Mears, II
5910 DENVER
KIAMATH FALLS OREGON 97603

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

CLYDE I. MAGILL and LOREEN M. MAGILL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HENRY L. MEARS II
and KAREN L. MEARS, husband and wife, 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) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Enterprise Irrigation
District. 2) Regulations, rules and statutory powers of South
Suburban Sanitary District. 3) Trust Deed, including the terms
and provisions thereof, recorded August 11, 1969 in Book M-69 on
page 6972 in favor of First National Bank of Oregon (now First
Interstate Bank), and subsequently assigned and recorded on
November 24, 1969 in Book M-69 on page 9824 in favor of Federal
National Mortgage Association, which Trust Deed the Grantees
herein agree to assume and pay according to the terms contained
therein. 4) Trust Deed, including the terms and provisions
thereof, recorded April 18, 1983 in Book M-83 on page 5919 in
favor of George E. Hergesheimer and Elaine L. Hergesheimer,
husband and wife, which Trust Deed the Grantees herein agree to
assume and pay according to the terms contained therein.

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
\$63,500.00

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 8th day of January, 1991.

CLYDE I. MAGILL

LOREEN M. MAGILL

STATE OF OREGON, County of Klamath)ss.

On this 9th day of January, 1991, personally appeared CLYDE I.
MAGILL and LOREEN M. MAGILL, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: W. L. Addison
Notary Public for Oregon
My Commission Expires March 22, 1993.

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EXHIBIT "A"

A tract of land situated in the SW 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of Kennicott Country Estates Subdivision and on the centerline of vacated Ogden Street, said point being North 89 degrees 47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence North along the centerline of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by D.V. 355, Page 104), said point also being on the Southerly right of way line of Denver Ave.; thence Easterly along the arc of said curve and the Southerly right of way line of Denver Ave. 146.38 feet; thence South 26 degrees 17' 18" East radial to said curve 100.54 feet to the East line of that tract of land described in Deed Volume 355 at Page 104, Klamath County Deed Records; thence South along the East line of said Tract 82.18 feet; thence West 185.22 feet to the point of beginning.

CODE 41 MAP 3909-12BC TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of Jan. A.D., 19 91 at 10:45 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 562.

FEE \$33.00

Evelyn Biehn County Clerk

By Debra M. Mullins