

26731

MTG # 25029-K

WARRANTY DEED

Vol 91 Page 4242

KNOW ALL MEN BY THESE PRESENTS, That
William E. Cox and Lena D. Cox, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Curtis P. Kortemeier and Winifred T. Kortemeier, husband and wife, 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:

SEE LEGAL DESCRIPTION ON REVERSE OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 UPON THE LAND, IF ANY, 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 \$ 11,500.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,500.00~~
~~See ORS 92.0201XX~~

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 27 day of February, 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 Lincoln, ss.
February 27, 1991

Personally appeared the above named
William E. Cox
Lena D. Cox

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

Before me: Louise Elizabeth Cook
Notary Public for Oregon
My commission expires: 5-13-91

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 _____ (SEAL)
My commission expires: _____

William E. Cox & Lena D. Cox
565 SW 10th Street
Newport, OR 97365

GRANTOR'S NAME AND ADDRESS

Curtis P. Kortemeier & Winifred T. Kortemeier
979 Novelly Drive
Reno, NV 89503

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer
B) _____ Deputy

MTC NO: 25029-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SW1/4 of the NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the NW corner of the SW1/4 NE1/4 of said Section 27; thence South 89 degrees 45' 22" East 503.16 feet, along the North line of the said SW1/4 NE1/4, said North line also being the Southerly line of Rainbow Park on the Williamson; thence South 40 degrees 39' 08" East 243.91 feet to the North line of Pine Ridge Estates, Unit 1; thence North 89 degrees 39' 22" West along said North line, 661.43 feet to the West line of said SW1/4 NE1/4; thence North 00 degrees 12' 08" West 184.37 feet to the point of beginning, with the bearings based on said Plat of Rainbow Park on the Williamson.

TOGETHER WITH a 25 foot ingress and egress easement, lying Northeasterly of, parallel with and measured at right angles to the following described line; Beginning at a point on the North line of said SW1/4 NE1/4 which is South 89 degrees 45' 22" East 503.16 feet from the Northwest corner of said SW1/4 NE1/4; thence South 40 degrees 39' 08" East 243.91 feet and South 61 degrees 38' 22" East 339.40 feet to the Easterly right of way line of Royal Coachmen Drive;

ALSO a 5 foot walkway easement for river access, said easement being Southerly of, measured at right angles to and parallel with the following described line: Beginning at a point South 89 degrees 45' 22" East 503.16 feet from the Northwest corner of said SW1/4 NE1/4; thence South 89 degrees 45' 22" East 415 feet, more or less, to the West bank of the Williamson River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of March A.D., 19 91 at 4:25 o'clock PM., and duly recorded in Vol. M91
of Deeds on Page 4242.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelnders