



KLAMATH COUNTY TITLE COMPANY

Vol. m91 Page 4862

K-42936
STATUTORY WARRANTY DEED
(Individual or Corporation)

CHARLES R. TAYLOR

conveys and warrants to WILLIAM WARREN OLSON AND DOCIA LEE OLSON, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Contract, including the terms and provisions thereof, dated August 26, 1985, recorded August 27, 1985, in Volume M85 on page 13616, Deed records of Klamath County, Oregon, in favor of the State of Oregon by and through the Director of Veterans' Affairs, which Contract Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
2. Trust Deed, including the terms and provisions thereof, dated May 17, 1989, recorded May 24, 1989 in Volume M89 on page 8957, records of Klamath County, Oregon, in favor of Helen M. Noonan, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 99,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 13th day of March 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Charles R. Taylor
CHARLES R. TAYLOR

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 13th day of March 19 91
by CHARLES R. TAYLOR

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the corporation.

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon
My commission expires: _____

After recording return to:

Mr. & Mrs. William Warren Olson
5742 Airway Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

A tract of land being Lot 5, Block 1, Tract 1111, a duly recorded plat in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, Less the following described portion:

Beginning at a 5/8" iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00°17'03" East a distance of 30.00 feet from the corner common to said Sections 23 and 24; thence North 89°39'09" West along said right of way line 141.67 feet; thence South 00°20'51" West 284.09 feet; thence North 87°57'36" East 132.72 feet; thence South 00°20'51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line 1-C-1 U.S.B.R. Drain; thence North 17°25'40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89°05'04" West 376.77 feet to the point of beginning, with the bearings based on said Tract 1111.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 18th day
of March A.D., 19 91 at 3:14 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 4862
Evelyn Biehn County Clerk
By Gaudine Mullendore

FEE \$33.00