



32003

Vol 191 Page 13853

37023
WARRANTY DEED

AFTER RECORDING RETURN TO:

AARON R. DE GROOT

4330 Winter
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMARY A. KNIGHT hereinafter called GRANTOR(S), convey(s) to AARON
R. DE GROOT 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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.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
\$37,500.00.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 11th day of July, 1991.Mary A. Knight
MARY A. KNIGHT

STATE OF OREGON, County of KLAMATH)ss.

July 15, 1991Personally appeared the above named MARY A. KNIGHT and
acknowledged the foregoing instrument to be her voluntary act
and deed.Before me: Andrea Handsaker
Notary Public for OREGON
My Commission Expires: 7/33/93

A piece or parcel of land situated in the SW 1/4 NW 1/4 of Section 11, 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 point from which the West quarter corner of said Section 11 bears South 88 degrees 57' West a distance of 153.0 feet and South 1 degree 12' East a distance of 225.8 feet; thence North 88 degrees 57' East parallel to the East-West quarter line of said section a distance of 189 feet to a point; thence North 1 degree 12' West parallel to the West line of said section a distance of 105.6 feet to a point; thence South 88 degrees 57' West a distance of 189 feet to a point; thence South 1 degree 12' East a distance of 105.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

ALSO LESS AND EXCEPT any portion lying within the I-C-9A Drain.

CODE 41 MAP 3909-118C TL 5000
CODE 41 MAP 3909-118C TL 4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of July A.D. 19 91 at 10:48 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 13853.

Evelyn Biehn, County Clerk

FEE \$33.00

By Danley Mullendore