

32413



KLAMATH COUNTY TITLE COMPANY

Volume Page 14591

K-43390

STATUTORY WARRANTY DEED (Individual or Corporation)

R. MARK TRELEASE

conveys and warrants to THOMAS F. EWING, Grantor

the following described real property in the County of Klamath and State of Oregon, Grantee

A parcel of land situated in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 E.W.M., described as follows:

Beginning at an iron axle on the West line of Summers Lane which bears S. 0°21' E. a distance of 2620.0 feet and West a distance of 30 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 10; thence continuing South along the West line of Summers Lane a distance of 103.75 feet to a 5/8" iron pin; thence West at right angles to Summers Lane a distance of 235 feet to a point; thence North parallel with the West line of Summers Lane, a distance of 103.75 feet, more or less, to the South line of "Summers Park" Subdivision; thence East along said South line a distance of 235 feet, more or less to the point of beginning.

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 irrigations and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded November 15, 1990, in Volume M90 page 22798, Mortgage records of Klamath County, Oregon, in favor of Frances E. Franklin, 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 \$ 52,000.00 (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 24th day of July 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

[Signature] R. MARK TRELEASE

STATE OF OREGON, County of Klamath ss. The foregoing instrument was acknowledged before me this 24th day of July 19 91 by R. Mark Trelease

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.

[Signature] Notary Public for Oregon My commission expires: 12-19-92

After recording return to: Thomas F. Ewing 4144 Summers Lane Klamath Falls, Oregon 97603 NAME, ADDRESS, ZIP Same As Above

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

Klamath County Title Co. on this 26th day of July A.D., 19 91 at 9:31 o'clock A.M. and duly recorded in Vol. M91 of Deeds Page 14591. Evelyn Biehn County Clerk By [Signature] Deputy.

Fee, \$28.00