



37124  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
ROGER L. WILSON  
CASEY M. WILSON

1377 Morningside Lane  
Klamath Falls, OR 97601

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

ANDREW A. PATTERSON hereinafter called GRANTOR(S), convey(s) to  
ROGER L. WILSON AND CASEY M. WILSON, 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.....

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Rlw  
"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 Trust  
Deed including the terms and provisions thereof to secure the  
amount noted below and other amounts secured thereunder, if any:  
Grantor: Andrew A. Patterson; Trustee: William Sisemore;  
Beneficiary: Klamath First Federal Savings and Loan  
Association; Dated on November 27, 1990 and recorded on November  
27, 1990 in Book M-90 at page 23548. WHICH SAID TRUST DEED THE  
GRANTEE HEREIN DOES NOT AGREE TO ASSUME, AND THE GRANTOR HEREIN  
AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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  
\$67,900.00.

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 30TH day of JULY, 1991.

ANDREW A. PATTERSON

STATE OF OREGON, County of KLAMATH)ss.

Notary Public, 1991

Personally appeared the above named ANDREW A. PATTERSON and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me:

Notary Public for OREGON

My Commission Expires: 7/23/93

## EXHIBIT "A"

The S 1/2 NW 1/4 of Section 21, 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 in the center line of Morningside Lane, a 40 foot roadway from which the Northwestern corner of the SW 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian bears South 88 degrees 50 1/2' West along the center line of the said Morningside Lane, 1115.0 feet, and North 0 degrees 10' East along the Westerly boundary of the said Section 21, 858.0 feet, and running thence North 0 degrees 10' East 261.7 feet; thence South 89 degrees 40' East 320.0 feet; thence South 0 degrees 10' West 253.4 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88 degrees 50 1/2' West 320.00 feet, more or less, to the point of beginning.

CODE 164 MAP 3909-2180 TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day  
of Aug. A.D., 19 91 at 10:54 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 15140.

Evelyn Biehn County Clerk

By Dorlene Mulenberry

FEE \$33.00