

02037528
WARRANTY DEEDAFTER RECORDING RETURN TO:
PAUL V. FERGUSON6614 Cottage
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVETHOMAS R. BORCHERS AND LORILEE I. BORCHERS, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to PAUL V. FERGUSON
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST
HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION
TO EAST HILLS ESTATES, in the County of Klamath, State of
Oregon, more particularly described as follows:Beginning at the Northwest corner of Lot 28, Block 3 of said
Tract 1120; thence North 89 degrees 12' 22" East along the
Southerly right of way line of Cottage Avenue, 0.48 feet; thence
continuing along said right of way line of the arc of a curve
to the left (central angle is 14 degrees 22' 47" radius is 300
feet) 75.29 feet; thence South 15 degrees 10' 25" East 139.63
feet; thence West 110.63 feet to the Westerly line of said Lot
28, Tract 1120; thence North 00 degrees 21' 05" West 124.32 feet
to the point of beginning, with bearings based on said Tract
1103.

CODE 91 MAP 3909-1AC TL 1600

PARCEL 2:

A tract of land situated in Lot 28, Block 3, of Tract 1120,
SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in
the NE 1/4 of Section 1, Township 39 South, Range 9 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
being more particularly described as follows:Beginning at a 1/2" iron pin on the West line of said Lot 28,
from which the Northwest corner of said Lot 28 bears North 00
degrees 21' 05" West, 124.32 feet; thence South 00 degrees 21'
05" East on said West line 100.00 feet to a 1/2" iron pin;
thence South 89 degrees 56' 53" East, 110.60 feet to a 1/2" iron
pin; thence North 00 degrees 21' 05" West, 100.00 feet to a 1/2"
iron pin; thence North 89 degrees 56' 53" West, 110.60 feet to
the point of beginning.

CODE 91 MAP 3909-1AC TL 4401

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, Trust Deed
including the terms and provisions thereof to secure the amount
noted below and other amounts secured thereunder, if any:

Grantor: Frank Geoffrey Marx and Portia C. Marx; Trustee: Bank
of Milwaukie; Beneficiary: United States National Bank of
Oregon; dated on November 25, 1983 and recorded on December 9,
1983 in Book M-83 at page 21055, Agreement, including the terms
and provisions thereof; Regarding: Revision Agreement; Between:
Frank Geoffrey Marx; and: United States National Bank of

Continued on next page

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WARRANTY DEED
PAGE 2

Oregon; recorded on April 19, 1990 in Book M-90 at page 7313 (affects Parcel 2). and Contract of Sale, including the terms and provisions thereof, as revealed by a memorandum thereof: Vendor: Frank Geoffrey Marx and Portia Marx; Vendee: Charles M. Deering and Louise J. Deering; dated July 11, 1985, and recorded on July 11, 1985, in Book M-85 at page 10793. (Affects Parcel 2) Assignment of Contract: Dated June 27, 1990 and recorded on June 27, 1990 in Book M-90 at page 11483 to Thomas R. Borchers & Lorilee T. Borchers, husband and wife, (Affects Parcel 2)

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 \$99,000.00.

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 19TH day of SEPTEMBER, 1991.

Thomas R. Borchers
THOMAS R. BORCHERS

Lorilee T. Borchers
LORILEE T. BORCHERS

STATE OF OREGON, County of KLAMATH) ss.

September 20, 1991.

Personally appeared the above named THOMAS R. BORCHERS AND LORILEE T. BORCHERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Sandra M. Anderson
Before me, Notary Public for OREGON
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Sept. A.E., 19 91 at 9:46 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 19098
Evelyn Biehn, County Clerk
By Pauline Mullender

FEE \$33.00