

35661

MTL 26386-112

WARRANTY DEED

Vol. 191 Page 20810

KNOW ALL MEN BY THESE PRESENTS, That

MARY MARGARET CARON
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PATRICK P. WARREN and SHERRY L. WARREN, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: Trust Deed recorded November 18, 1986, in Volume M86, page 21027
in Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal
Savings and Loan Association, as Beneficiary, which the above named Grantees
hereby agree to assume and pay in full.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of October, 19 91;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

STATE OF ~~OREGON~~ WASHINGTON)
County of Spokane) ss.
October 4, 19 91.

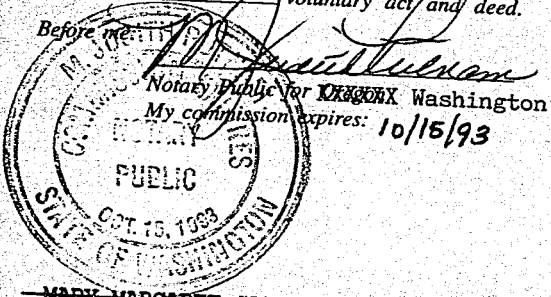
Mary Margaret Caron
MARY MARGARET CARON

Personally appeared the above named
MARY MARGARET CARON

and acknowledged the foregoing instrument
to be her voluntary act and deed.

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)



MARY MARGARET CARON E 3010 TAPA DR.

2503 E. 25th Avenue
Spokane, WA 99223

PATRICK P. WARREN and SHERRY L. WARREN
4020 HILYARD
KLAMATH FALLS, OR

PATRICK P. WARREN and SHERRY L. WARREN
4020 HILYARD
KLAMATH FALLS, OR

PATRICK P. WARREN and SHERRY L. WARREN
4020 HILYARD
KLAMATH FALLS, OR

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC NO: 26356-KR

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situate in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 89 degrees 40' West a distance of 270 feet and North 1 degrees 12' West a distance of 1298.6 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian; and from said point of beginning running thence South 1 degree 12' East, 113 feet; thence West 109 feet; thence North 113 feet to a point that bears South 89 degrees 40' West from the point of beginning; thence North 89 degrees 40' East 109 feet more or less to the true point of beginning, with bearings based on Minor Partition No. 82-61.

TOGETHER WITH a 1981 WALDE 2U Mobile Home, Oregon License #X170052, Serial #11810540 which is situate on the real property described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Oct. A.D., 19 91 at 3:12 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 20810.
Evelyn Biehn County Clerk
By Pauline Mullender

FEE \$33.00