

02037738 WARRANTY DEED

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AFTER RECORDING RETURN TO: TOBY B. MEDINA CAROLINE A. MEDINA 6636 WAVERLY COURT SACRAMENTO, CA 95842

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

GENE E. KLINGLER AND MARGARET A. KLINGLER, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to TOBY B. MEDINA AND CAROLINE A. MEDINA, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of Government Lot 14, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of State Highway No. 427, more particularly described as follows:

Beginning at the Northeast corner of the above described parcel, Beginning at the Northeast corner of the above described parcel, said beginning point also being the Southeast corner of Parcel of land deeded to Alfred L. Edgar & Judy A. Edgar, recorded March 11, 1988 in Book M-88 at Page 3461, said point lying South 0 degrees 09' 35" West 180 feet from the Northwest corner of Lot 51, Block 22, Tract 1113, Oregon Shores - Unit 2; thence of said Block 22, a distance of 100 feet to a point; thence West distance of 241 feet; thence North 0 degrees 09' 35" East a March 11, 1988 in Book M-88 at Page 3461; thence East along said Southerly line a distance of 241 feet to the point of

CODE 118 MAP 3507-1800 TL 402

"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

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 that Trusty Deed, in favor of Richard L. Bauman and Janice L. Bauman, husband and wife, dated April 26, 1988 and recorded on May 17, 1988 in Book M-88 at page 7705.

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

In construing this deed and where the context so requires, the singular includes the plural.

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IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of November 1991. ATT ST. h

ASJ 前底、GF_DREGON, County of KLAMATH)ss. framlier 19 __, 1991.

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Filed for record at request of	Aspen Title Co.	the 20th day
of Dec. A.D., 19 91	_ at <u>10:47</u> o'clock <u>AM.</u> , an	d duly recorded in Vol. <u>M91</u> ,
of	Deeds on Page2	
	Evelvn Biehn	 County Clerk
FEE \$33.00	By Dand	une Muslendere

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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WARRANTY DEED

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Personally appeared the above named GENE E. KLINGLER AND MARGARET A. KLINGLER and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: <u>Andra Aandsaler</u> Before me: Andra A Notary Public for OREGON My Commission Expires: 1117/23/93 ROUGHNE ROULDANS THE gar kanad transpeld. The Ender H The suggest of the state of the test of the second se

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