

39956

WARRANTY DEED

Vol. m92 Page 1110

KNOW ALL MEN BY THESE PRESENTS, That WALTER KLOS JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.

WALTER J. KLOS & HELENA V. KLOS

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH FALLS and State of Oregon, described as follows, to-wit:

MTC NO: 26516

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land being situated in the SW 1/4 of the NW 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PLEASE TURN OVER

CONTINUED ON OTHER SIDE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

and that 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 \$

① 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). ① (The sentence between the symbols ①, 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 14th day of January, 1992 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

MARYLAND

STATE OF ~~OREGON~~ County of Cornell) ss.

This instrument was acknowledged before me on January 14, 1992 by Walter Klos Jr.

This instrument was acknowledged before me on _____ by _____ as _____ of _____

Kaye Rudge
Notary Public for Maryland
My commission expires 5-1-94

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter Klos
5193 S. Etna
Klamath Falls, Or. 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

OFFICE OF THE COUNTY CLERK

CLERK OF THE COUNTY

RECORDS

ALL BOOKS CONTAINING THIS INSTRUMENT

Beginning at an iron pin marking the Northeast corner of the duly
platted and recorded "SUMMERS HEIGHTS," a subdivision in Klamath
County, Oregon; thence South along the East boundary of said "SUMMERS
HEIGHTS," a distance of 138.55 feet to an iron pin; thence leaving
said boundary of "SUMMERS HEIGHTS," North 76 degrees 26, East 140.4
feet to an iron pin which is the true point of beginning of this
description; thence South 14 degrees 15 1/2 East 88.5 feet to an iron
pin; thence South 65 degrees 33 1/2 West 125.0 feet to an iron pipe;
thence South 37 degrees 18' East 170.1 feet to an iron pipe which is
also the most Easterly corner of that certain parcel of land described
in Deed Volume 242, page 353, Records of Klamath County, Oregon;
thence North 49 degrees 30' East 201.1 feet to an iron pipe on the
Westerly right of way of the U.S.B.R. A-3-D Lateral; thence along said
Westerly right of way of the U.S.B.R. A-3-D Lateral North 29 degrees 28
1/2' West 183.2 feet to an iron pin; thence leaving said right of way
South 76 degrees 26' West 76.0 feet more or less to the true point of
beginning of this description.

EXCEPT that portion conveyed to Klamath County for road purposes by
Deed recorded August 3, 1971 in Volume M71, page 8162, Microfilm
Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Walter Klos the 17th day
of Jan. A.D., 19 92 at 12:07 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 1110.

FEE \$33.00

Evelyn Biehn, County Clerk
By Pauline Muller