



K-43754

STATUTORY WARRANTY DEED (Individual or Corporation)

ANN MARIE MUNION, TRUSTEE

Grantor.

ALLEN J. WEGGEMANN

Grantee.

conveys and warrants to the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; Thence N. 00°02'50" W. 252.56 feet along the West line of Lot 5, Block 6, to a point; thence N. 89°49'25" E. 345.00 feet to a point on the East line of Lot 5, Block 6; thence S. 00°02'50" E. 252.59 feet along the East line of Lot 5, Block 6 to a 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence S. 89°49'42" W. 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning.

Together with an undivided 1/3 interest in that well, pump and pumphouse located on Parcel 2, Lot 5, Block 6, Tract 1083, Cedar Trails, along with access to said well as set forth in Quitclaim Deed recorded September 21, 1979 in Book M-79 at page 22533, Microfilm Records.

TAX ACCOUNT #4008-20B-2000

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 75,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 10th day of February 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Ann Marie Munion, Trustee
ANN MARIE MUNION, TRUSTEE

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 10th day of February 19 92
by ANN MARIE MUNION, TRUSTEE

Debra Buehler
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Allen J. Weggemann
13623 Shamrock Lane
Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Same As Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 11th day of Feb. A.D. 19 92
at 9:06 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 2796
Evelyn Biehn
By Debra Buehler Deputy.
County Clerk

Fee, \$30.00