



41549

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6-2038066

WARRANTY DEED

AFTER RECORDING RETURN TO:
DONALD M. DRASKOVICH
DONNA G. DRASKOVICH
15135 FLATHEAD ROAD
APPLE VALLEY, CA 92307

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

THOMAS ASSOCIATES, INC., AN OREGON CORPORATION hereinafter
called GRANTOR(S), convey(s) to DONALD M. DRASKOVICH AND DONNA
G. DRASKOVICH, HUSBAND AND WIFE hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

PARCEL 1:

All that portion situated in the NW 1/4 of Section 20, Township
40 South, Range 8 East of the Willamette Meridian, in the County
of Klamath, State of Oregon, more particularly described as
follows:

Beginning at the Northwest corner of Lot 5, Block 5, Tract No.
1083, CEDAR TRAILS, a subdivision recorded in the official
records, Klamath County, Oregon, said corner being marked by a
1/2 inch diameter iron pin; thence, along the line common to
Lots 5 and 6, South 00 degrees 02' 50" East 210.74 feet to a 1/2
inch diameter iron pin; thence North 89 degrees 43' 35" East
285.00 feet to a 1/2 inch diameter iron pin, 60.00 feet Westerly
of (as measured at right angles) the West line of Lot 4; thence
parallel with the West line of Lot 4 North 00 degrees 02' 50"
West 210.80 feet to a 1/2 inch diameter iron pin on the North
line of Lot 5, from which the Northeast corner thereof bears
North 89 degrees 42' 52" East 60.00 feet; thence South 89
degrees 42' 52" West along the North line of Lot 5, 285.00 feet
to the true point of beginning.

PARCEL 2:

All that portion of real property situated in the NW 1/4 of
Section 20, Township 40 South, Range 8 East of the Willamette
Meridian, in the County of Klamath, State of Oregon, more
particularly described as follows:

Commencing at the Northwest corner Lot 5, Block 5, Tract No.
1083, CEDAR TRAILS, a subdivision recorded in the official
records, Klamath County, Oregon, said corner being marked by a
1/2 inch diameter iron pin; thence along the line common to Lots
5 and 6, South 00 degrees 02' 50" East 210.74 feet to a 1/2
inch diameter iron pin, and the true point of beginning for the
herein described property; thence continuing along the line
common to Lots 5 and 6, South 00 degrees 02' 50" East 210.74
feet to a 1/2 inch diameter iron pin; thence North 89 degrees
44' 20" East 285.00 feet to a 1/2 inch diameter iron pin, sixty
feet (60.00) Westerly of (measured at right angles) the West
line of Lot 4; thence parallel with the West line of Lot 4,
North 00 degrees 02' 50" West 210.80 feet to a 1/2 inch diameter
iron pin sixty (60.00) feet Westerly of (measured at right
angles) the West line of Lot 4; thence South 89 degrees 43' 35"
West 285.00 feet to the true point of beginning.

PARCEL 3:

All that portion of real property situated in the NW 1/4 of
Section 20, Township 40 South, Range 8 East of the Willamette
Continued on next page

"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
Continued on next page

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Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the official records, Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence along the line common to Lots 5 and 6, South 00 degrees 02' 50" East 421.48 feet to a 1/2 inch diameter iron pin, and the true point of beginning for the herein described property; thence continuing along the line common to Lots 5 and 6, South 00 degrees 02' 50" East 210.73 to a 1/2 inch diameter iron pin on the North line of a sixty foot (60.00) Roadway right of way known as Cedar Trails; thence along the North line of Cedar Trails, North 89 degrees 45' 08" East 285.00 feet to a 1/2 inch diameter iron pin, from which the Southeast corner of Lot 5 bears North 89 degrees 45' 08" East 60.00 feet; thence parallel with the West line of Lot 4, North 00 degrees 02' 50" West 210.80 feet to a 1/2 inch diameter iron pin sixty feet Westerly of (measured at right angles) the West line of Lot 4; thence South 89 degrees 44' 20" West 285.00 feet to the true point of beginning.

CODE 226 MAP 4008-2080 TL 1000
CODE 227 MAP 4008-2080 TL 1100
CODE 227 MAP 4008-2080 TL 1200

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.

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
\$40,000.00.

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 4th day of February, 1992.

THOMAS ASSOCIATES, INC.

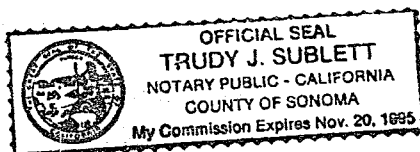
BY: John C. Thomas
JOHN C. THOMAS, PRESIDENT

STATE OF California, County of SONOMA)ss.

February 10, 1992

Personally appeared JOHN C. THOMAS, who being duly sworn, did say that he is the President of THOMAS ASSOCIATES, INC., AN OREGON CORPORATION and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me: Trudy J. Sublett
Notary Public for State of California
My Commission Expires: Nov. 20, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of Feb. A.D., 1992 at 3:43 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 4078.

Evelyn Biehn - County Clerk

FEE \$40.00

By

Quelene Muelenders