

WARRANTY DEED

02038229

Vol.<u>m92</u> Page 6573

22.5

AFTER RECORDING RETURN TO: CHARLES RICHARD MEANS PAULA MARIE MEANS <u>32D Garragot St</u> <u>Dallejo, CA</u> 94590

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

WILLIAM E. RHODES AND MARY E. RHODES, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to CHARLES RICHARD MEANS AND PAULA MARIE MEANS, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00 degrees 05' 06" East, 1320.99 feet and South 89 degrees 57' 09" East, 1282.21 feet from the brass cap monument marking the West quarter corner of said Section 31; thence North 00 degrees 31' 12" West 362 feet to the true point of beginning; thence North 89 degrees 57' 09" West, 560.29 feet; thence North 00 degrees 31' 12" West, 362.00 feet; thence South 89 degrees 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00 degrees 31' 12" East, 362.00 feet to the point of beginning.

CODE 114 MAP 3711-3100 TL 1300

Before me:

PEGGY J. MOTT

"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 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 \$22,500.00.

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

IN WITNESS WHEREOF, the grantor has e this 18th day of March, 1992.	executed this instrument
Million & Chodes WILLIAM E. RHODES	mary Phodes
CALIFORNIA RIVERSIDE STATE OF ØREAGON, County of WWAMA/VH)ss	MARY E. RHODES
MARCH 27, SET 10 00 00 00 00 00 00 00 00 00 00 00 00	San Bernardino County MY COMM. EXP. DEC. 9, 1994
Personally appeared the above named W E. RHODES and acknowledged the forego voluntary act and deed.	ILLIAM E. RHODES AND MARY ing instrument to be their

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MAULA MARIE NEANS CHARLES RICHARD HEARS AFTER FECORDINC RETURN TO:

UNKE VS. VROAE UNTIL A CHANCE IS REQUESTED ALL TAX STATEMENTS IS THE FOLLOWING ADDRESS:

KLANATH, State of Oregon, described ast MEANS AND PAULA MARIE MEANS PHUSBAND AND MIRS NELSING CALLER CONTRACTOR CALLER CALLER CALLER CONTRACTOR CALLER CALLER CONTRACTOR CALLER CALLER CONTRACTOR CALLER CALLER CALLER CALLER CALLER CONTRACTOR CALLER CALL hervinafter dalled GRANIOR(S), convey(s) to CHARLES of the WILLIAM C. RHODES AND MARY S. RHODES HUSBAND AND BIG

being mure particularly described as follows: A start of trad situated in Sovernment Lot 3. being the as jud S& 1 tof Section 31, Township 37 South, Range 11 famm of the Willin ente Heridian, in the County of Klamath, State of Oregun Name wing contionistic described se tailous.

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CODE 118 MAN RAIT-3100 11 1200 .

APPENDENT OF COUNTY PLANNING, DEPARTMENT TO VELL'A REPUATIONS, REFORM OF APPLICATION OF APPLICATIONS, REPUATIONS, REPORT STORE APPLICATION OF APPLICATIONS, SHOULD THE TINIS INSTRUMENT WILLS NOT ALLOWSUSE OF THE PROPERTY ACTION OF A

research of record, if any and those apparent and for property from of allogneousbrances escepticovinants, conditions, and covenent(c) that granter is the bunger of the coover described

Filed for record at reque		t of Aspen Title Co.	the 31st day
of	March	A.D. 19 92 at 10:18 o'clock A M., and duly	recorded in Vol. <u>M92</u>
UI		of Deeds on Page6573	·
		Evelyn Biehn -	County Clerk
FEE	\$35.00	By Dauline	Mullendore

<u>(E. 1989) es</u>

AUL 9978 6573

STATE OF OREGON: COUNTY OF KLAMATH: SS.

CTUINA C. BHODER

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STARKSTOR AND TODERY

CALIFORNIA Notary Public for ARESON My Commission Expires: DECEMBER 9, 199 1994

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AWARBANTY DEEDSHQ GEEQ Ebyers and acknowledged the foregoing instrument to be that Personally appeared the above named WILLIAN E. 240013 AND MARY

PEECY J. MOTO () CONCINUED OF NEXT PAGE