



#01038221
WARRANTY DEED

AFTER RECORDING RETURN TO:
ROBERT LANDER
16122 TIMBERLINE LANE
KLAMATH FALLS, OR. 97601

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

IREN GERENDY, hereinafter called GRANTOR(S), convey(s) to ROBERT LANDER, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as follows:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and 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
\$21,666.67.

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 30th day of March, 1992.

Iren Gerendy by Marion Curtis
Attorney in Fact

IREN GERENDY by MARION CURTIS, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On March 31, 1992, personally appeared MARION CURTIS as attorney in fact for IREN GERENDY, and executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged the said instrument to be the act and deed of said principal.

Before me: *Marlene L. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

RC
MAR 31 PM 3 43

Aspen

6642

EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

PARCEL 2:

That portion of Lot 1, Block 218, SECOND MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northeast corner of Lot 1, Block 218, Second Mills Addition to the City of Klamath Falls, Oregon; thence West, along a line parallel with Union Avenue, a distance of 50 feet to the dividing line of Lots 1 and 2; thence South along the dividing line of Lots 1 and 2 a distance of 40 feet; thence East along a line parallel with Union Avenue, a distance of 50 feet to the Easterly line of Lot 1; thence North, along the Easterly line of Lot 1, facing on Division Street, a distance of 40 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day
of March A.D., 19 92 at 3:43 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 6641.

FEE \$35.00

Evelyn Biehn County Clerk

By Erudine Mullendore