02038017

WARRANTY DEED

AFTER RECORDING RETURN TO: WYN C. HARTSHORN C/O PLEASANT VALLEY REALTY 3507 TULLY ROAD E 2107 MODESTO, CA 95356

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

BETTY NADINE STEINER hereinafter called GRANTOR(S), convey(s) to WYN C. HARTSHORN hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Commencing at the Southwest corner of the NW 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the NW 1/4 NW 1/4 of said Section 20; thence West 300 feet to the place of beginning; being in the NW 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the Sounty of Klamath, State of Oregon.

ALSO Lots 1, 2, 3, 4, 5 and 6, Block 1 and all that portion of Lots 1, 2, 3, 4 and 5, Block 12, lying Northeasterly of the right of way of Highway #97, all in CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, now vacated.

AND ALSO all that portion of Byrd Avenue, lying North of Block 1 of said Chelsea Addition, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said Chelsea Addition, and all that portion of the alley in Chelsea Addition lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the section line and South of the North line of Byrd Avenue projected Easterly, all in Chelsea Addition, now vacated.

ALSO beginning at a point which is South O degrees O6' West a distance of 388.5 feet from the section corner common to Sections 17, 18, 19 and 20 in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence continuing South O degrees O6' West a distance of 300 feet to the Northeast corner of Chelsea Addition to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in Chelsea Addition North 89 degrees 49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North O degrees O6' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89 degrees 49' East a distance of 174.2 feet to the point of beginning.

CODE 13 MAP 3809-2000 TL 30005 CODE 1 MAP 3809-19AA TL 900

"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 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

wck.

Add covered (a) that practor is the camer of the power of the part of

lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$332,500,00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of March, 1992.

reek extended a distance of Rob (7 of) Continued test a distance of 7 of only in the continued of the BETTY NADINE STEINER STATE OF OREGON, County of James 1000 ss.

Rersonal Twaspeared the above named BETTY NADINE STEINER and acknowledged the foregoing instrument to be HER voluntary act and deed

Reflete we for OREGON

My Commission Expires: My Cample Jon Expires: 1/23/93 of costerior line and work or

of sold cheised Addition, all that poether invited more account lying between Addition, all that poether, of hargedness of every lying between Blocks I and I2 of said the Last account that oction of the alley in Cheiseachddition lying the Cast of Olocks I and I2, North of the State Highway Field of well line accidents for the state Addition for the proless is an accidental for the state of accidents. she sign and that gortion of Byr ; avenne, Aylog Borne at be

STATE OF OREGON: COUNTY OF KLAMATH:

Filed fo	or record at request	of	Ası	en Title Co.		the	2nd	day
of	April	A.D., 19	92 at <u>11</u>	00 o'clock _	A.M., and duly	recorded in	VolM92_	,
		of	Deeds		on Page 6916			
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FEE	\$35.00			Ву	Quelenc	Muel	endire	

feet to a soince thence South 726 feet to Roridian, in the County of Klamath, State of Dream, which pairs the true point of beginning, thence Worth along the Wort of 1995 of Section 20, a distance of 720 feet; thouce East in forth and the feat to a coint. Cosmerting of the Southwest corner of the 84 174 at 179 at Section 20, Township 38 South, Range 9 East of the Willette

described as: ALITY HADINE STEINER hereinafter called GRANIEE(S), at any communication of RANIEE(S), all that the property situated in the County of KLAMALH, State of Organia

SAME AS ABOVE UNTIL A THANGE IS REQUESTED ALE DAY. SINTLHENTS TO THE FULLUMINE ADDRESS:

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UNRRAKIY DEED