



Aspen
TITLE & ESCROW, INC.

02038017

Vol. 92 Page. 6916

WARRANTY DEED

AFTER RECORDING RETURN TO:
WYN C. HARTSHORN
C/O PLEASANT VALLEY REALTY
3507 TULLY ROAD E2107
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 0 degrees 06' 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 0 degrees 06' 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 0 degrees 06' 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 1 MAP 3809-2000 TL 300
CODE 1 MAP 3809-19AA TL 900

WCH. "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
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lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$332,500.00.

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 24th day of March, 1992.

BETTY NADINE STEINER

STATE OF OREGON, County of *Klamath*) ss

167-924145-1992

Personally appeared the above named BETTY NADINE STEINER and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before Me: Lindia
Notary Public for OREGON
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: §§.

Filed for record at request of Aspen Title Co. the 2nd day
of April A.D., 19 92 at 11:00 o'clock A M., and duly recorded in Vol. M92,
of _____ of _____ Deeds _____ on Page 6916.

FFF \$35.00

Evelyn Biehn County Clerk

By Dorene Neelander