

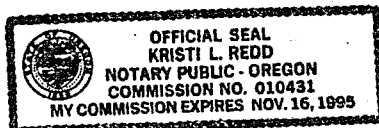
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MTC 27182 NM Vol. 92 Page 87969

KNOW ALL MEN BY THESE PRESENTS, That RONALD T. WILLIAMS and BARBARA G. WILLIAMS,
husband & wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LORI M. EMMETT, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

AS SHOWN ON ATTACHED EXHIBIT A



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 115,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of March, 1992; if a corporate grantor, it has caused its name to be signed, and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Ronald T. Williams

Barbara G. Williams

STATE OF OREGON, } ss.
County of Klamath, 19 92
April 23rd

Personally appeared the above named Ronald T. Williams & Barbara G. Williams

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/95

see seal above

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
Lori Emmett
1342 Pacific Terrace
Klamath Falls OR 97601

After recording return to:

See Grantees Above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

See Grantees Above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

**EXHIBIT A
LEGAL DESCRIPTION**

A tract of land situated in Lots 2 and 3, Block 3, TRACT 1080 - WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3, said point being on the Northerly right of way line of Crosby Avenue; thence South 89 degrees 25' 10" East along said right of way line, 66.76 feet to the Southwest corner of that tract of land described in deed to Klamath County recorded in Deed Volume M76, page 16505, Microfilm Records of Klamath County, Oregon; thence North 00 degrees 04' 50" East, along the West line of the land described in the deed recorded in said Volume, 254.17 feet to the Northerly line of said Lot 3; thence North 89 degrees 56' 30" West, along the Northerly line of said Lots 3 and 2, 100.00 feet; thence South 00 degrees 04' 50" West 253.26 feet to the Northerly right of way line of said Crosby Avenue; thence South 89 degrees 25' 10" East 33.24 feet to the point of beginning, with bearings based on said Tract 1080 - Washburn Park.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Subject to a 10 foot building setback line along the South lot line as shown on dedicated plat.
5. Reservations and restrictions as contained in plat dedication, to wit:

"said plat subject to: Building set-back lines as prescribed in present applicable ordinances; All existing easements and/or as shown on the annexed plat; Additional restrictions as provided for in any recorded protective covenants."

6. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 15, 1977
Recorded: September 19, 1977
Volume: M77, page 17511, Microfilm Records of Klamath County, Oregon
Between: Ronald T. Williams and Barbara G. Williams, husband and wife, and the
Ore-Cal General Wholesale, Inc.
For: Ingress and Egress

7. Reservations and restrictions as contained in instrument recorded September 6, 1977 in Volume M77, page 16498, Microfilm Records of Klamath County, Oregon, wherein Ore-Cal General Wholesale, Inc., an Oregon corporation is grantor and Ronald T. Williams, et ux, is grantee, to wit:

"Grantor reserves to itself, its successors and assigns, and for the benefit of the public, a perpetual right of way and easement upon the Northerly 10 feet of the above described parcel for use as a drainage ditch and for installation of public utilities, together with the right of ingress and egress for the purpose of installing, maintaining, repairing and rebuilding the same."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of April A.D., 19 92 at 10:13 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 8796.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore