

NL

45205

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

MTC 21557

Vol. 92 Page 11047

ROBERT ZITEK and ELLA ZITEK, husband and wife
....., Grantor,
conveys and warrants to JON GLUTCHER and CARLA GLUTCHER, husband and wife
....., Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

ACCT. NO. 2508 00100 00101

ACCT. NO. 2508 01200 00200 AND M-137470

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

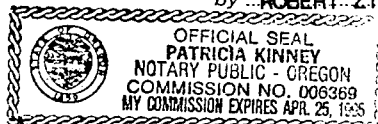
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 56,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of May, 1992.

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.

STATE OF OREGON, County of Deschutes
This instrument was acknowledged before me on 5-14-92, 19...
by ROBERT ZITEK, ELLA ZITEK



X Robert Zitek
ROBERT ZITEK

X Ella Zitek
ELLA ZITEK

Patricia Kinney
Notary Public for Oregon
My commission expires 4-25-95

WARRANTY DEED

ROBERT ZITEK GRANTOR
JON GLUTCHER GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JON GLUTCHER
CARLA GLUTCHER
P.O. BOX 333
GILCHRIST, OR 97737
NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11046CN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

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

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided herein.

3. An easement created by instrument, subject to the terms and provisions thereof,
 Recorded: October 10, 1928
 Volume/Page: 82/363, Deed Records of Klamath County, Oregon
 In favor of: The Pacific Telephone and Telegraph Company

4. Reservations contained in deed from Fred G. Spencer to the State of Oregon by and through the State Highway Commission,
 Dated: October 11, 1948
 Recorded: February 3, 1949
 Volume/Page: 228/357, Deed Records of Klamath County, Oregon

5. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: January 4, 1960
 Recorded: March 21, 1960
 Volume/Page: 319/551, Deed Records of Klamath County, Oregon
 In favor of: Pacific Gas Transmission Company
 (Affects the N1/2 N1/2 NW1/4 NE1/4)

Notice of Location, subject to the terms and provisions thereof
 Recorded: September 28, 1961
 Volume/Page: 332/595, Deed Records of Klamath County, Oregon

Notice of Location, subject to the terms and provisions thereof,
 Recorded: March 26, 1962
 Volume/Page: 336/268, Deed Records of Klamath County, Oregon

Notice of Location, subject to the terms and provisions thereof,
 Recorded: January 17, 1979
 Volume/Page: M79/1293, Microfilm Records of Klamath County, Oregon

6. Surface Installation Easement, subject to the terms and provisions thereof,
 Dated: December 4, 1968
 Recorded: December 9, 1968
 Volume/Page: M68/10710, Microfilm Records of Klamath County, Oregon
 In favor of: Cascade Natural Gas Corporation

7. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: December 7, 1968
 Recorded: December 16, 1968
 Volume/Page: M68/10846, Microfilm Records of Klamath County, Oregon
 In favor of: Cascade Natural Gas Corporation

8. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: July 5, 1960
 Recorded: December 31, 1968
 Volume/Page: M68/21238, Microfilm Records of Klamath County, Oregon
 In favor of: Pacific Gas Transmission Company

9. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 12, 1969
Recorded: June 19, 1969
Volume/Page: M69/4961, Microfilm Records of Klamath County, Oregon
In favor of: Cascade Natural Gas Corporation

10. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: September 8, 1982
Volume/Page: M82/11823, Microfilm Records of Klamath County, Oregon

11. An easement created by instrument, subject to the terms and provisions thereof,
Dated: December 9, 1991
Recorded: June 12, 1991
Volume/Page: M91/11081, Microfilm Records of Klamath County, Oregon

MTC NO.: 27557

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

The N1/2 N1/2 NE1/4 NW1/4 lying East of the Dalles-California Highway U.S. 97, and the N1/2 N1/2 NW1/4 NE1/4 in Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the SW1/4 of the SE 1/4 of Section 1, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of Section 1, Township 25 South, Range 8 East of the Willamette Meridian, said point being South 89 degrees 43' 48" East, 512.0 feet from the South 1/4 corner of said Section 1 and marked by a monument as Corner 1 of Tract 0102; Thence North 0 degrees 16' 12" East, 40.00 feet to a monument (corner 2 of Tract 0102); thence South 89 degrees 43' 48" East, 260.00 feet to a monument (corner 3 of Tract 0102); Thence South 0 degrees 16' 12" West 40.00 feet to a monument on the South line of said Section 1, (being corner 4 of Tract 0102); Thence North 89 degrees 43' 49" West, 260.00 feet along the Section line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 21st day
of May A.D., 19 92 at 2:29 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 11047.

Evelyn Biehn - County Clerk

FEE \$45.00

By Daniel S. Williams