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Aspen
TITLE & ESCROW, INC.

02038048

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WARRANTY DEED

AFTER RECORDING RETURN TO:
ELIZABETH N. PRATT10552 Highway 66
Klamath Falls Ore 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMICHAEL C. HENDRICKS AND KATHERINE V. HENDRICKS, HUSBAND AND
WIFE hereinafter called GRANTOR(S), convey(s) to ELIZABETH N.
PRATT hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

PARCEL 1:

A tract of land situated in the SE 1/4 of Section 28, Township
39 South, Range 8 East of the Willamette Meridian, in the County
of Klamath, State of Oregon, more particularly described as
follows:Beginning at a point on the South line of the SE 1/4 of said
Section 28 located Easterly 1055.04 feet from the South
one-fourth corner of said Section 28; thence Easterly along the
South line of the SE 1/4 of said Section 28, 419.52 feet to an
iron pin; thence North 22 degrees 53' West 240.96 feet to a
pipe; thence North 87 degrees 12' West 189.5 feet to a pipe;
thence Westerly along the centerline of an existing irrigation
ditch to its intersection with the Westerly line of the tract of
land described in Book 158 at Page 16, Deed Records of Klamath
County; thence South 27 degrees 32' East along said Westerly
line to the point of beginning.

PARCEL 2:

A portion of the SE 1/4 of Section 28, Township 39 South, Range
8 East of the Willamette Meridian, in the County of Klamath,
State of Oregon, more particularly described as follows:Beginning at a point from which the one quarter section corner
common to Sections 28 and 33, Township 39 South, Range 8 East of
the Willamette Meridian bears West 1474.56 feet; thence North
22 degrees 53' West 538.96 feet to the true point of beginning
of this description, said point being the most Northeasterly
corner of the aforesaid tract of real property described in Book
158 at Page 16, Deed Records of Klamath County, Oregon, said
corner being located on the Southerly right of way boundary of
the Ashland-Klamath Falls Highway; thence South 67 degrees 07'
West along said right of way boundary, a distance of 170.8 feet;
thence South 22 degrees 53' East parallel with the Easterly
boundary of aforesaid tract of real property, a distance of
215.9 feet to a point on the Northerly bank of an existing
irrigation ditch; thence South 87 degrees 12' East along said
ditch bank, a distance of 189.5 feet to the Easterly boundary of
aforesaid tract of real property; thence North 22 degrees 53'
West along said boundary a distance of 298.0 feet, more or less,
to the true point of beginning.CODE 20 MAP 3908-2800 TL 1000
CODE 20 MAP 3908-2800 TL 1100"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." *ep*and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
Continued on next page

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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 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$58,900.00.

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 20th day of May, 1992.

Michael C. Hendricks
MICHAEL C. HENDRICKS

Katherine V. Hendricks
KATHERINE V. HENDRICKS

STATE OF OREGON, County of Klamath)ss.

May 20, 1992

Personally appeared the above named MICHAEL C. HENDRICKS AND KATHERINE V. HENDRICKS, HUSBAND AND WIFE and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Judith Handwerker
Notary Public for Oregon
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of May A.D., 19 92 at 3:24 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 11545.

FEE \$35.00

Evelyn Biehn, County Clerk

By Patricia M. Anderson