

45352

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WARRANTY DEED

(Statutory Form)

MTC #27578

GRANTOR: BRUCE DEAN

CONVEYS AND WARRANTS TO

GRANTEE: PATRICK SCHATZ

the following described real property free of encumbrances except as specifically set forth herein:

A portion of the SE1/4 SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 596 feet West of the Northeast corner of the SE1/4 of SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

Tax account no: 2309 013D0 02500

SUBJECT TO:

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. An easement created by instrument dated October 2, 1952 and recorded January 2, 1953 in Volume 258, page 419, Microfilm Records of Klamath County, Oregon.
3. We are unable to ascertain from the records if the premises herein described have a means of ingress or egress to and from a legally dedicated road or highway, and for this reason such rights cannot be insured.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 2,800.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

Bruce Dean

DATED:

May 26, 1992

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

Grantee at: P.O. Box 147, Bend, OR 97709

STATE OF Texas Anderson County of Dallas ss.
Date: May 26, 1992

Personally appeared the above named
Bruce Dean

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Penny E. Burns
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: MAY 31, 1992

STATE OF OREGON, County of _____ ss.
Date: _____

Personally appeared _____, who being
sworn, stated that he/she is the _____ of
grantor corporation and that this instrument was voluntarily signed and sealed on
behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: _____

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 10th day of June A.D., 1992
at 9:20 o'clock AM. and duly recorded
in Vol. M92 of Deeds Page 12577

Evelyn Biehn County Clerk

By Pauline Mickelson

Fee, \$30.00

Deputy.

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18271K
P.O. Box 6178, Bend, OR 97708