

46187

Loan #0100443051

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m92 Page 12957

ATC #38471

LUCY H. WRIGHT, TRUSTEE OF THE WRIGHT FAMILY TRUST U.A.D. NOVEMBER 2, 1988, as to an undivided two-third's interest and **, hereinafter called grantor, convey(s) to RALPH R. OPP and CHARLOTTE C. OPP, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

**VENNIE J. METS, as to an undivided one-third interest.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 on 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 \$ 60,000.00. 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)* (Delete between symbols; if not applicable. See ORS 93.030)

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 5th day of June, 19 92.

Hollis A. Wright, Trustee

Hollis A. Wright, Individual
STATE OF OREGON, County of Klamath

Lottie M. Wright
Lottie M. Wright, Trustee

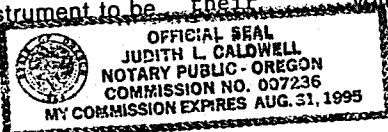
Lottie M. Wright
Lottie M. Wright, Individual

Lucy H. Wright
Lucy H. Wright, Trustee

Vennie J. Mets
Vennie J. Mets, Individual

June 5, 19 92.

Personally appeared the above named Hollis A. Wright, Lottie M. Wright, Lucy H. Wright, Individually and as trustees and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Judith L. Caldwell
Notary Public for Oregon
My Commission Expires: 8-31-95

Wright Family Trust

GRANTOR'S NAME AND ADDRESS

Ralph R. Opp and Charlotte C. Opp
2650 Memorial Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
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/fee/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

PARCEL 1:

Beginning at a point on the Southwesterly right of way line of Memorial Drive, formerly Cumberland Road, a county road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point of beginning is South 0 degrees 38' East 585.07 feet North 89 degrees 22' East 545.45 feet and South 24 degrees 45' East 75 feet from the Northwest corner of WESTOVER TERRACES, a platted subdivision in Klamath County, Oregon; thence South 24 degrees 45' East along the Southwesterly right of way line of said Memorial Drive, formerly Cumberland Road, a distance of 25 feet; thence South 65 degrees 15' West 100 feet; thence North 24 degrees 45' West 25 feet; thence North 65 degrees 15' East 100 feet to the point of beginning; being a parcel of land in the vacated portion of said WESTOVER TERRACES, and lying in the NE 1/4 of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian and which would have formerly been described as the Southeasterly one-half of Lot 10, Block 12, WESTOVER TERRACES.

PARCEL 2:

Beginning at a point on the Southwesterly right of way line of Memorial Drive, formerly Cumberland Road, a county road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is South 0 degrees 38' East 585.07 feet, North 89 degrees 22' East 545.45 feet, and South 24 degrees 45' East 100 feet from the Northwest corner of WESTOVER TERRACES, a platted subdivision in Klamath County, Oregon; thence South 24 degrees 45' East along the Southwesterly right of way of said Memorial Drive, formerly Cumberland Road, a distance of 120 feet; thence South 65 degrees 15' West, 115 feet; thence North 24 degrees 45' West 120 feet; thence North 65 degrees 15' East 115 feet to the point of beginning, being a parcel of land in the vacated portion of WESTOVER TERRACES, and lying in the NE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and which contains all of Lot 9 and portions of Lots 7, 8, 15 and 16 of Block 12, of the vacated portion of WESTOVER TERRACES, in the County of Klamath, State of Oregon.

CODE 83 MAP 3909-8BA TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 15th day
of June A.D. 19 92 at 10:52 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 12957.

FEE \$35.00

Evelyn Biehn - County Clerk
By [Signature]