

92 JUL

AM 11 44

46933

MTC 27841-KR

WARRANTY DEED

Vol. 992 Page 14415

KNOW ALL MEN BY THESE PRESENTS, That
LUCILLE A. KERN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TAYLOR RAINE COLOGNE, JO MICHAEL GAVIN, and CAY WALKER GAVIN, with rights of survivorship 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART
HEREOF BY THIS REFERENCE.

(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 except all those of record and those apparent upon the land as of the date of this deed

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 \$ 29,900.00

~~ANY OTHER CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 29,900.00~~

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 29th day of June, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

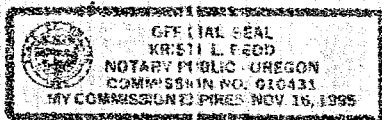
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

LUCILLE A. KERN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 29, 1992,
by LUCILLE A. KERN

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Kristi L. Reed
Notary Public for Oregon
My commission expires 11/16/95

LUCILLE A. KERN

P.O. Box 484
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

TAYLOR RAINE COLOGNE et al

P.O. Box 307
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

P.O. Box 307
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

P.O. Box 307
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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

PARCEL 1:

Lots 32 and 33, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1, Tract A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

That certain parcel of real property situated in the N1/2 SW1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 34, Original Plat of Frontier Tracts; thence North along the Westerly line of Lots 34 and 33, Original Plat of Frontier Tracts, a distance of 127 feet to the intersection of the West line of Lot 33, Original Plat of Frontier Tracts, and the South line of Lot 1, Tract "A", Frontier Tracts; thence West along the South line of Lot 1, 100 feet more or less, to the Southwest corner of said Lot 1; thence South and parallel with the West line of said Lot 34, Original Plat of Frontier Tracts, to the Northerly bank of Pitt Creek; thence Easterly along the Northerly bank of Pitt Creek to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of July A.D. 19 92 at 11:44 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 14415.

FEE \$35.00

Evelyn Biehn, County Clerk

By Donna M. Nussli