

47211

WARRANTY DEED--STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m92 Page 149019

BARBARA E. SPEAR

Grantor,
conveys and warrants to CHUCK ZIEGLERGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A"

TAX #28-08-205 3500 TOGETHER WITH 1967 MOBILE HOME LICENSE #X76077, 1974 MOBILE HOME
LICENSE #X110611, 1961 MOBILE HOME LICENSE #X61416

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

The true consideration for this conveyance is \$ 41,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of July, 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.

MONTANA

BARBARA E. SPEAR

STATE OF OREGON, County of Daniels ss.

This instrument was acknowledged before me on July 1, 1992,
by BARBARA E. SPEARCarol Malone by Rusty Stettin, Deputy
Notary Public for the State of MONTANA
My commission expiresCAROL MALONE
NOTARY CLERK 458 000000
DANIELS COUNTY, OREGON
MADON, OREGON

WARRANTY DEED

BARBARA E. SPEAR

GRANTOR

CHUCK ZIEGLER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

CHUCK ZIEGLER

P.O. BOX 899

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11190TL

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

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: December 10, 1984

Volume: 271, page 112, Deed Records of Klamath County, Oregon

4. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 26, 1971

Recorded: June 30, 1971

Volume: M71, page 6771, Microfilm Records of Klamath County, Oregon

In favor of: Beaver State Telephone Company

For: Full and free right, liberty and authority to enter and re-enter upon, and to construct, repair, operate and maintain its telephone line or system, including the necessary wires, guys and fixtures on existing power poles.

EXHIBIT A LEGAL DESCRIPTION

A portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line a distance of 1667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence North 16 degrees 53' 30" East parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 250 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to the true point of beginning; thence North 16 degrees 53' 30" East parallel to said Highway a distance of 150 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to a point; thence South 16 degrees 53' 30" West a distance of 150 feet to a point; thence North 73 degrees 06' 30" West a distance of 150 feet to the point of beginning.

ALSO the following described property, to wit:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the section line, 1667.8 feet, thence East, 491.6 feet and thence North 16 degrees 53' 30" East, along the Easterly right of way line of said Highway, a distance of 250 feet from the section corner common to Section 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16 degrees 53' 30" East along said right of way line, 150 feet; thence South 73 degrees 06' 30" East, 150 feet; thence South 16 degrees 53' 30" West, parallel to said right of way, 150; thence North 73 degrees 06' 30" West, 150 feet, more or less, to the point of beginning; being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by Warranty Deed recorded in Klamath County Deed Book 271, page 112, and EXCEPTING ALSO any other or additional part of said premises owned or acquired by the State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of July A.D. 19 92 at 11:42 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 14901.

Evelyn Blehn, County Clerk

By Douglas Mullendare

FEE \$40.00