

92 JUL 14 AM 11 47

Vol 92 Page 15430

NL 47461

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. KLINE AND GRACE R. KLINE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID W. DETROIT AND JALENA S. DETROIT, husband and wife as tenants by the entirety hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situated in the S1/2 of the NW1/4, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of Lindley Way and the East line of Laurel Street; thence South along the East line of Laurel Street, 317 feet to the true point of beginning; thence East parallel to Lindley Way 120 feet; thence South parallel to Laurel Street, 70 feet; thence West parallel to Lindley Way 120 feet to the East line of Laurel Street; thence North along the East line of Laurel Street 70 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with 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 those of record and apparent to the land and the 1992-1993 fiscal year taxes a lien, not yet due and payable

grantor will warrant and forever defend the 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 \$47,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration in lieu of cash. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of July, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

Richard A. Kline

Grace R. Kline

STATE OF OREGON, County of Klamath ss. July 14, 1992

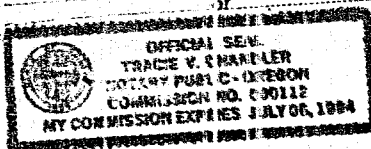
This instrument was acknowledged before me on Richard A. Kline and Grace R. Kline, 1992

This instrument was acknowledged before me on

By

Notary Public for Oregon

My commission expires 7-6-94



Richard A. and Grace R. Kline
1121 Laurel St.
Klamath Falls, OR 97601
Grantor's Name and Address
David W. and Jalena S. Detroit
1121 Laurel St.
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 14th day of July, 1992, at 11:47 o'clock A.M., and recorded in book reel/volume No. M92 on page 15430 and/or as fee/title/instrument/microfilm/reception No. 47461, Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Roseline M. Mulender Deputy

Fee \$30.00