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## WARRANTY DEED

Vol. mg2 Page 15856



RICHARD S. HORTON AND MARY A. HORTON

RONALD P. RADON AND VELMA L. RADON, HUSBAND AND WIFE

belonging or in any way appertaining, situated in CLATSOP County, State of Oregon, described as follows,  
to-wit:

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

**SUBJECT TO:** A Mortgage, subject to the terms and provisions thereof, dated August 15, 1978 and recorded August 16, 1978 in Volume M78 at page 18104 Microfilm Records of Klamath County, Oregon in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs. Grantees do not agree to assume nor pay and the Grantors agree to hold Grantees harmless therefrom.

(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 those apparent to the land, if any, as of the date of this deed

..... and that 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 \$21,230.00

[illegible]

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 17th 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 S. HORTON

MARY A. HORTON

STATE OF OREGON, County of Klamath ) ss

This instrument was acknowledged before me on July 17, 1992,  
by RICHARD S. HORTON AND MARY A. HORTON

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_



Walter M Funk

My commission expires 4/20/96 Notary Public for Oregon

RICHARD S. HORTON AND MARY A. HORTON  
35880 MODOC POINT RD  
CHILQUIN, OR 97624

Grantor's Name and Address  
RONALD P. RADON AND VELMA I. RADON  
20639 Smith and Wesson  
Bend, Oregon 97701

After recording return to (Name, Address, Zip):  
 RONALD P. RADON AND VELMA L. RADON  
 20639 Smith and Wesson  
 Bend, Oregon 97701

Until requested otherwise send all tax statements to (Name, Address, Zip)  
RONALD P. RADON AND VELMA L. RADON  
20639 Smith and Wesson  
Bend, Oregon 97701

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/reel/volume No..... on page ..... and/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 \_\_\_\_\_

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe monument marking the Southeast corner of said Section 28; thence North 89 degrees 43' 25" West 438.24 feet to the Southeast corner of that tract of land described in deed Volume M78 at page 10129, Microfilm Records of Klamath County, Oregon, said point being South 89 degrees 43' 25" East 185.00 feet from the Easterly right of way line of the Dalles-California highway; thence North 02 degrees 23' 57" West 605.71 feet to a 1/2" iron pin, being the Southeast corner of that tract of land described as Parcel 1 in Deed Volume M76 at page 17120, Microfilm Records of Klamath County, Oregon; thence North 08 degrees 42' 54" West, along the easterly line of said tract 55.46 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap and being the true point of beginning of this description; thence continuing North 08 degrees 42' 54" West along the Easterly line of said Tract, 670.27 feet to a 5/8" iron pin; thence South 89 degrees 31' 16" East, generally along an existing fence, 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence South on the Section line 534.85 feet to the Northeast corner of that tract of land described in Deed Volume 334 at page 128, Microfilm Records of Klamath County, Oregon, thence on the boundaries of said tract, West 82.82 feet and South 125.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap, thence North 89 degrees 40' 48" West 389.18 feet to the true point of beginning, with bearings based on the East line of said Section 28 as being South.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day  
of July A.D., 19 92 at 2:17 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 15856.

Evelyn Biehn - County Clerk

By *Richard M. Mendenhall*

FEE \$35.00