



02038678

WARRANTY DEED

AFTER RECORDING RETURN TO:  
MARK GROVES  
TERRIE GROVES

1311 Grand Pl  
Vancouver, WA 98661

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PATRICIA J. RICHARDS hereinafter called GRANTOR(S), convey(s) to  
MARK GROVES AND TERRIE GROVES, HUSBAND AND WIFE hereinafter  
called GRANTEE(S), all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

A parcel of land situated in the E 1/2 SW 1/4, Section 15,  
Township 38 South, Range 11 East of the Willamette Meridian, in  
the County of Klamath, State of Oregon, more particularly  
described as follows:

Beginning at a point on the North-South centerline of said  
Section 15, said point being situated South 00 degrees 31' 49"  
West a distance of 903.74 feet from the Northeast corner of the  
NE 1/4 SW 1/4 of said Section 15; thence West a distance of 100  
feet; thence South 00 degrees 31' 49" West parallel with the  
North-South center line of said Section, a distance of 405.51  
feet, more or less, to the Northerly right of way line of the  
Keno Springs Road; thence North 56 degrees 52' 28" West along  
said Northerly right of way line a distance of 499.72 feet, more  
or less to an intersection with the Easterly right of way line  
of the County Road; thence North 15 degrees 06' 55" West along  
said County Road a distance of 393.38 feet, more or less to the  
Southwest corner of Parcel described in partial Release of  
Mortgage recorded August 16, 1971 in Volume M-71 at Page 8560,  
Microfilm Records of Klamath County, Oregon; thence North 78  
degrees 28' 56" East a distance of 641.20 feet along the  
Southerly line of said parcel, to the East line of the NE 1/4 SW  
1/4 of said Section 15; thence South along the East line of said  
NE 1/4 SE 1/4 to the point of beginning.

CODE 114 MAP 3811-J5C0 TL 300

"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."

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 upon the land and Trust  
Deed dated May 1, 1992, and recorded on May 18, 1992 in Book  
M-92 at page 10816. WHICH SAID TRUST DEED THE GRANTEE HEREIN  
DOES NOT AGREE TO ASSUME, AND THE GRANTOR HEREIN AGREES TO HOLD  
THE GRANTEE HARMLESS THEREFROM.

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  
\$61,000.00.

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 10TH day of JULY, 1992.

*Patricia J. Richards*

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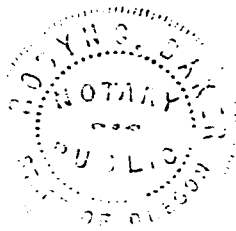
PATRICIA J. RICHARDS

STATE OF OREGON, County of Deschutes ) ss.

July 16, 1992

Personally appeared the above named PATRICIA J. RICHARDS and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Robyn Baker  
Notary Public for OREGON  
My Commission Expires: 4-21-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day  
of July A.D. 19 92 at 3:09 o'clock P.M. and duly recorded in Vol. M92  
of Deeds on Page 16818

FEE \$35.00

Evelyn Biehn, County Clerk

By Debra M. Mullins