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Vol. m92 Page 16945

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WARRANTY DEED

AFTER RECORDING RETURN TO:  
MARIA I. LOPEZ  
13015 Highway 39  
Klamath Falls, OR 97601

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

GERALD C. DAME and JANICE L. DAME, husband and wife hereinafter  
called GRANTOR(S), convey(s) to MARIA I. LOPEZ hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

AS PER ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF....

"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 reservations,  
conditions, restrictions, rights, rights of way and easements of  
record, if any, and those apparent on the land and Trust Deed  
in favor of Klamath First Federal Savings and Loan Association  
recorded August 13, 1990 in Book M-90 at page 16215, which the  
Grantee herein does not assume nor agree to pay.

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  
\$100,000.00.

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 27<sup>th</sup> day of July 1992.

Gerald C. Dame  
GERALD C. DAME

Janice L. Dame  
JANICE L. DAME

STATE OF OREGON, County of Klamath)ss.

On this 27<sup>th</sup> day of July, 1992

Personally appeared the above named GERALD C. DAME and JANICE L.  
DAME and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me, Jessie Handwerker  
Notary Public for Oregon  
My Commission Expires: 7/23/93

## EXHIBIT "A"

A tract of land situated in the NW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00 degrees 12' 30" East a distance of 1065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89 degrees 54' 30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 54' 30" East a distance of 3.00 feet to the centerline of an existing irrigation ditch; thence South 01 degree 50' 48" West along the centerline of said ditch a distance of 408.69 feet; thence North 89 degrees 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 54' 30" West a distance of 957.88 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89 degrees 54' 30" West a distance of 26.70 feet to the West line of said Section 7; thence North 00 degrees 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its Department of Transportation dated January 21, 1988 and recorded February 22, 1988 in Volume M-88 at Page 2455, Microfilm Records of Klamath County, Oregon and re-recorded March 4, 1988 in Volume M-88 at Page 3085, Microfilm Records of Klamath County, Oregon.

CODE 164 MAP 4010-700 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of July A.D. 19 92 at 3:29 o'clock P.M., and duly recorded in Vol. M92  
of Deeds on Page 16945.

Evelyn Biehn County Clerk

By Quinn M. Henderson

FEE \$35.00