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48467



#01038645  
WARRANTY DEED

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AFTER RECORDING RETURN TO:  
ARTHUR H. ABROTT and  
MARY L. ABROTT

P.O. Box 216  
Beatty, OR 97621

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

THOMAS WILLIAM MALLAMS and BEVERLY S. MALLAMS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ARTHUR H. ABROTT  
and MARY L. ABROTT, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . .

*C. H. O.  
M. L. A.*

"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 apparent upon the land, and as disclosed  
by the tax roll, the premises herein described have been zoned  
or classified for farm use. At any time that said land is  
disqualified for such use, the property may be subject to  
additional taxes or penalties and interest,

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  
\$365,000.00.

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 3rd day of August, 1992.

Thomas William Mallams  
THOMAS WILLIAM MALLAMS

Beverly S. Mallams  
BEVERLY S. MALLAMS

STATE OF OREGON, County of Klamath)ss.

On August 3, 1992, personally appeared THOMAS WILLIAM MALLAMS  
and BEVERLY S. MALLAMS, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: W. Darlene P. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

A tract of land situated in Section 2, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon (said land to be Parcel 2 of "Land Partition 38-92" when said Partition is filed for record) being more particularly described as follows:

Beginning at a point on the boundary of "Sprague River Valley Acres" on the North-South center section line of said Section 2 from which the North quarter corner of said Section 2 bears North 00 degrees 28' 41" East 827.50 feet; thence along the boundary of said Sprague River Valley Acres, South 00 degrees 28' 41" West 509.66 feet, more or less, to the C-N 1/16 corner of said Section 2, South 89 degrees 50' 40" East 1975.36 feet to the C-E-NE 1/64 corner of said Section 2, South 00 degrees 33' 34" West 1315.30 feet to the C-E-E 1/64 corner said Section 2, and South 89 degrees 45' 54" East 657.82 feet to the East quarter corner of said Section 2; thence South 00 degrees 35' 12" West 2632.42 feet to the Southeast corner of said Section 2; thence North 89 degrees 52' 53" West 2626.33 feet to the South quarter corner of said Section 2; thence North 00 degrees 28' 41" East 2637.73 feet to the center quarter corner of said Section 2; thence North 89 degrees 45' 54" West 2639.12 feet to the West quarter corner of said Section 2; thence North 00 degrees 12' 00" East, along the West line of said Section 2, 1861.75 feet, more or less, to a point from which the Northwest corner of said Section 2 bears North 00 degrees 12' 00" East 827.55 feet; thence South 88 degrees 54' 32" East 2648.28 feet to the point of beginning.

CODE 8 MAP 3612 TL 200  
CODE 8 MAP 3612 TL 400  
CODE 8 MAP 3612 TL 500  
CODE 221 MAP 3612-2AO TL 3400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
of Aug. A.D. 19 92 at 2:21 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 17295.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene J. Mulhender