

48839

WARRANTY DEED  
MTC 27955-KR

Vol. 92 Page 18062

KNOW ALL MEN BY THESE PRESENTS, That  
LUJANA A. HARVEY INSURANCE AGENCY INC., a Nevada Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DARRYL MOONEYHAM and EVELYN MOONEYHAM, husband and wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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 \$ 40,000.00

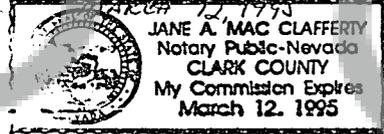
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of July, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

NEVADA  
STATE OF OREGON, )  
County of CLARK ) ss.  
JULY 20, 1992

Personally appeared the above named  
LUJANA A. HARVEY INSURANCE AGENCY INC.  
by Lujana A. Harvey as President  
of Lujana A. Harvey Insurance Agency, Inc. a Nevada Corporation  
and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me:  
Notary Public for Oregon NEVADA  
My commission expires:



STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
, 19 by  
president, and by  
secretary of  
a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: (SEAL)

LUJANA A. HARVEY INSURANCE AGENCY INC. and  
2305 E. SAHARA AVE.  
LAS VEGAS, NV 89104

GRANTOR'S NAME AND ADDRESS  
DARRYL MOONEYHAM and EVELYN MOONEYHAM  
5873 WALTON STREET  
LONG BEACH, CA 90815

GRANTEE'S NAME AND ADDRESS  
DARRYL MOONEYHAM and EVELYN MOONEYHAM  
5873 WALTON STREET  
LONG BEACH, CA 90815

NAME, ADDRESS, ZIP  
DARRYL MOONEYHAM and EVELYN MOONEYHAM  
5873 WALTON STREET  
LONG BEACH, CA 90815

Until a change is requested all tax statements shall be sent to the following address  
DARRYL MOONEYHAM and EVELYN MOONEYHAM  
5873 WALTON STREET  
LONG BEACH, CA 90815

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 on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.  
By Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW 1/4 of NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of the NW 1/4 and the North line of the Sprague River; thence Southeasterly along said North line of the Sprague River to the South line of the NW 1/4; thence East along said South line to a point which lies 944 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 480 feet to a point; thence West parallel to the South line of the NW 1/4 to the West line of the NW 1/4; thence South to the point of beginning.

LESS AND EXCEPT any portion of the above described property that lies within Drews Ranch Road.

PARCEL 2

That portion of the E 1/2 NW 1/4 SW 1/4 lying North of Sprague River and Westerly of Drews Ranch Road, also known as Skeen Ranch Road in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3

All that portion of the SW 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" East 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 60 feet to the true point of beginning; thence continuing North a distance of 420 feet to a point; thence due West 229 feet; thence South at right angles and parallel to the West line of the NW 1/4 to the Northwesternly line of the Country Road (also known as Skeen Road); thence following said Northwesternly line and Northerly line in an Easterly direction to the point of beginning.

PARCEL 4

The Westerly 30 feet of the following described property:

All that portion of the SW 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" East 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, thence at right angles and parallel to the west line of the NW 1/4 North a distance of 60 feet to the true point of beginning; thence continuing North a distance of 420 feet to a point; thence due West 259 feet; thence South at right angle and parallel to the West line of the NW 1/4 to the Northwesternly line of the County Road (also known as Skeen Road); thence following said Northwesternly line and the Northerly line and in Easterly direction to the point of beginning in the Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of Aug. A.D., 19 92 at 11:44 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 18062.

FEE \$35.00

Evelyn Biehn  
By Rosine M. M. M. M. M. County Clerk