



K-44406

STATUTORY WARRANTY DEED
 (Individual or Corporation)

EARL EDWARD KESSLER AND DONNA MAY KESSLER

conveys and warrants to RONALD D. POWERS AND JESSICA L. POWERS, husband and wife Grantor,
 the following described real property in the County of KLAMATH and State of Oregon. Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 115,000.00 (Here comply with the requirements of ORS 93.030*)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 18th day of August 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Earl Edward Kessler
 EARL EDWARD KESSLER

Donna May Kessler
 DONNA MAY KESSLER

STATE OF OREGON, County of Klamath ss.
 The foregoing instrument was acknowledged before me
 this 18th day of August 19 92
 by EARL EDWARD KESSLER AND
DONNA MAY KESSLER

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Debra B. Kelly
 Notary Public for Oregon
 My commission expires: 12-19-92

Notary Public for Oregon
 My commission expires: _____

After recording return to:

Mr. & Mrs. Ronald D. Powers
 7707 Washburn Way
 Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. & Mrs. Ronald D. Powers
 7707 Washburn Way
 Klamath Falls, Oregon 97603

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
DESCRIPTION OF PROPERTY

18381

A part of that tract of real property recorded in Volume 232 page 302 of Deed Records of Klamath County, Oregon, described therein as being the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, T. 39 S., R. 9 E.W.M., said part of aforesaid tract being more particularly described as follows:

Beginning at the section corner common to Sections 21, 22, 27 and 28, T. 39 S., R. 9 E.W.M.; thence N. 0°04' E. along the west boundary of the aforesaid SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, a distance 282.50 feet, more or less, to the most northwesterly corner of that tract of land recorded in Volume 319 page 321 of Deed Records of Klamath County, Oregon, said corner being the true point of beginning of this description; thence continuing N. 0°04' E. along the aforesaid westerly boundary of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, a distance of 150.00 feet; thence S. 89°56' E. at right angles, a distance of 448.70 feet more or less, to the westerly right-of-way boundary of the U.S.B.R. A-3 Lateral; thence S. 20°24' E. along said right-of-way boundary a distance 479.60 feet, more or less, to the south boundary of the aforesaid SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22; thence N. 88°22' W. along said boundary a distance 180.45 feet to the most easterly corner of the aforesaid tract of land described in Volume 319 page 321 of Deed Records of Klamath County, Oregon; thence along the northerly boundary of same, as follows: N. 35°51' W., 94.52 feet; N. 51°23' W., 113.10 feet; and N. 63°08' W., a distance of 327.09 feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 18th day
of Aug. A.D., 19 92 at 9:38 o'clock AM. and duly recorded in Vol. M92
of Deeds on Page 18380

FEE \$35.00

Evelyn Biehn

County Clerk

By

Quilene M. Anderson