

49782

WARRANTY DEED

MTC 28249-KR

Volm 92 Page 19413

KNOW ALL MEN BY THESE PRESENTS, That

NEIL B. LIEUALLLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LOREN T. ALLEN

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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 \$ 80,000.00

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 13th day of August, 19 92; 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.

STATE OF OREGON,

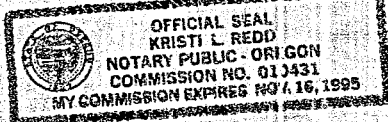
County of Klamath) ss.August 13, 19 92.

Personally appeared the above named
NEIL B. LIEUALLLEN

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

NEIL B. LIEUALLLEN

201 LOWELL ST.

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

LOREN T. ALLEN

160 LOWER SUNSET DRIVE

SONOMA, CA 95370

GRANTEE'S NAME AND ADDRESS

LOREN T. ALLEN

160 LOWER SUNSET DRIVE

SONOMA, CA 95370

NAME, ADDRESS, ZIP

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

LOREN T. ALLEN

160 LOWER SUNSET DRIVE

SONOMA, CA 95370

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____, 19 _____,

day of _____ at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

filed/serial number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A" **LEGAL DESCRIPTION**

The following described real property in Klamath County, Oregon:

A parcel of land lying within the bounds of that tract of land recorded in M67 at page 3540 of Deed Records of Klamath County, Oregon, described therein as being located in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the most Southwesterly corner of above said tract of real property, which corner is described as being on the South boundary of aforesaid Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence North 25 degrees 22' West 761.00 feet along the West boundary of aforesaid tract of real property to the most Northwesterly corner thereof, being located on the Southerly right of way boundary of the Klamath Falls - Ashland Highway (Ore 66) thence North 67 degrees 02 1/2' East along said tract of real property a distance of 418 feet being the true point of beginning of this description; thence South 25 degrees 22' East along the East boundary of said tract of real property a distance of 350.00 feet; thence South 67 degrees 02 1/2' West parallel with the aforesaid Southerly right of way of the Klamath Falls - Ashland Highway a distance of 252.00 feet; thence North 25 degrees 22' West 350.00 feet to a point on the aforesaid highway boundary a distance of 252.00 feet from the true point of beginning; thence North 67 degrees 02 1/2' East 252.00 feet along the said boundary to the true point of beginning.

SUBJECT TO:

1. Trust Deed, dated November 25, 1975, recorded January 5, 1976, in Volume M76, page 131, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings & Loan Association who subsequently assigned their interest to Benj. Franklin Federal Savings and Loan Association, a corporation of the United States (the new Benj. Franklin) who subsequently assigned their interests to Salomon Brothers Realty Corp., as Beneficiary.
2. Real Estate Contract dated April 19, 1983 and recorded May 13, 1983, in Volume M83, page 7525, Microfilm Records of Klamath County, Oregon, between Theodore J. Paddock and Ralph A. Crawford, dba C & P Rentals, who subsequently assigned their interests to Albert Bonderow and Louise Bonderow, husband and wife, who subsequently their interests to Trustees under the Bonderow Family Trust dated October 14, 1991, as Vendors and Robert M. Johnson and Burkett M. Johnson, not as tenants in common, but with rights of survivorship, as Vendees.
3. Trust Deed, dated February 25, 1991 and recorded February 26, 1991, in Volume M91, page 3507, Microfilm Records of Klamath County, Oregon, in favor of Robert M. Johnson and Burkett M. Johnson, with rights of survivorship, as Beneficiary.

The Grantee named herein DOES NOT agree to assume nor pay the above described Trust Deeds and Real Estate Contract and the Grantor named herein hereby agrees to hold the Grantee harmless therefrom.

PAGE 4 OF REPORT NO. 28249-KR

PRELIMINARY REPORT

PRELIMINARY REPORT ONLY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of Aug. A.D., 19 92 at 11:23 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 19413.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Miller