

50037

WARRANTY DEED
27656-KR

Vol. 92 Page 19904

KNOW ALL MEN BY THESE PRESENTS, That

RONALD L. ADAMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD S. HICKS and DAWN L. HICKS, 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 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 \$ 47,000.00

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 28th day of August, 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.

Ronald L. Adams
RONALD L. ADAMS

STATE OF OREGON,)
County of Lane) ss.
August 28, 1992

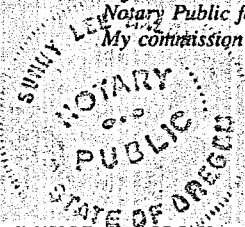
Personally appeared the above named
RONALD L. ADAMS

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

Before me: *Sumner P. Maloy*

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)



RONALD L. ADAMS
933 ALMADEN
EUGENE, OR 97402

GRANTOR'S NAME AND ADDRESS
RONALD S. HICKS and DAWN L. HICKS
6303 SIMMERS LANE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
RONALD S. HICKS and DAWN L. HICKS
6303 SIMMERS LANE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following a firm:
RONALD S. HICKS and DAWN L. HICKS
6303 SIMMERS LANE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was recorded 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

19905

MTC NO: 27656-KR

EXHIBIT A
LEGAL DESCRIPTION

A tract of land lying in the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a county road to the North and South along the Section line between Section 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South Road (Patterson St.) and the South boundary of Simmers Avenue to the East; thence along the South boundary of said Simmers Avenue, North 88 degrees 55' East 330.0 feet; thence North 0 degrees 03' East 60.0 feet to an iron pipe on the North boundary of said Simmers Avenue to the true point of beginning of this description; thence North 0 degrees 03' East parallel to Patterson Street, 310.0 feet; thence North 88 degrees 55' East 55.0 feet; thence South 0 degrees 03' West 310.0 feet; thence South 88 degrees 55' West 55.0 feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of Sept. A.D., 19 92 at 11:09 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 19904

FEE \$35.00

Evelyn Biehn County Clerk

By Gaulden Muller