



50042  
KLAMATH COUNTY TITLE COMPANY

Vol. 1992 Page 19922

K-44362

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

HANS G. TAUSCHER AND EVELYN L. TAUSCHER

conveys and warrants to DAVID B. OXLEY AND MARGANNE W. OXLEY, husband and wife, Grantor,  
the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE ATTACHED EXHIBIT "A"

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 \$ 425,000.00 (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 1st day of September 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Hans G. Tauscher  
HANS G. TAUSCHER

Evelyn L. Tauscher  
EVELYN L. TAUSCHER

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 1st day of September 19 92  
by Hans G. Tauscher and Evelyn L. Tauscher

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. Bickel  
Notary Public for Oregon  
My commission expires: 12-19-92

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording return to:

Mr. & Mrs. David B. Oxley  
24550 South Poe Valley Rd.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. David B. Oxley  
24450 South Poe Valley Rd.  
Klamath Falls, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE

19923

The following property situate in Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Government Lots 1, 2, 3, 6, 7 and 10; N $\frac{1}{2}$  of Government Lot 11; Those portions of Government Lots 4, 5, and 12 described as follows: Beginning at a point on the North line of Government Lot 4, said Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which bears West along the North line of said Section 2 a distance of 2356.4 feet from the Northeast corner of Government Lot 3 in said Section 2, said point being the Northwest corner of tract described in Deed from Melvin D. Fiegi, et ux, to Ben F. Smith, Inc., dated March 29, 1973, recorded March 30, 1973, in Volume M-73 on page 3700, Microfilm Records of Klamath County, Oregon; thence South 407 feet; thence West 50.0 feet; thence South 618.0 feet; thence East 537.0 feet; thence Southeasterly in a straight line 1008.0 feet, more or less, to the most Westerly point of tract described as Parcel 3 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972, in Volume M-72, page 7365, Microfilm Records of Klamath County, Oregon; thence South 01° 40' East a distance of 824.2 feet to a point; thence North 88°45' East to the West line of Government Lot 11, said Section 2; thence North along the West lines of Government Lots 11, 6, and 3 to the North line of Section 2 and the Northeast corner of Government Lot 4; thence West along the North line of said Government Lot 4 to the point of beginning. TOGETHER WITH that easement recorded Nov. 28, 1990 in M-90, page 23616, records of Klamath County, Oregon: SAVING AND EXCEPTING that portion contained in the right of way of South Poe Valley Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day of Sept. A.D., 19 92 at 1:04 o'clock P.M., and duly recorded in Vol. M92, of Deeds on Page 19922.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullins