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MODER CHANNEN SUVERING

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

WARRANTY DEED

Vol. m92 Page 20784

KNOW ALL MEN BY THESE PRESENTS, That ______ LLOYD S. CARR and BETTY M. CARR, husband and wife

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

ANTHONY HAROIAN and LAURIE MARTIN, 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 ______ RLAMATH _____ and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 corept those of

record and those apparent upon the land, if any, as the date of this deed

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

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 10th day of Sept., 19 92;

In Witness Whereof, the grantor has executed this instrument this <u>stoch</u> day of <u>stock</u>, 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 Kanath September 10 By HEIZ Personally appeared the above named ______ LLOYD S. CARR individually and as attorney ____ in fact for BETTY M. CARR and acknowledged the foregoing instrument THEIR _voluntary act and deed. to be. STATE OF OREGON, County of _ Before me: The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 _____, by My commission expires: 4/20/96 president, and by secretary of _ OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC · OREGON COMMISSION NO. 014766 NY COMMISSION EXPIRES APR.20,1996 corporation, on behalf of the corporation. Notary Public for Oregon _ (SEAL) My commission expires: LLOYD S. CARR and BETTY M. CARR STATE OF OREGON, PO BOX 317 SS. SPRAGUE RIVER, OR 97639 County of . Certify that the within instrument was GRANTOR'S NAME AND ADDRE ANTHONY HAROIAN and LAURIE MARTIN received for record on the 238 W. OREGON AVE. , *1*9 day of _ KLAMATH FALLS, OR 97601 _ o'clock _ M., and recorded at . SPACE RESERVED GRANTEE'S NAME AND ADDRESS in book_ on page ___ or as file/reel number . IOR ANTHONY HAROIAN and LAURIE MARTIN Record of Deeds of said county. RECORDER'S USE 238 W. OREGON AVE. Witness my hand and seal of County KLAMATH FALLS, OR 97601 affixed. NAME, ADDRESS, 7IP statements shall be sent to the ANTHONY HAROIAN and LAURIE MARTIN Recording Office 238 W. OREGON AVE.

By_

Deputy

and that

20785

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the North line of said Section 31 and the West right of way line of that certain highway known as "Oregon State Highway 422", thence South 05 degrees 31' 42" East along said right of way 535.15 feet to the Southeast corner of that certain parcel of land described in Volume M86, page 5732, Microfilm Records of Klamath County, Oregon, and the "TRUE POINT OF BEGINNING" for this description, thence continuing South 05 degrees 31' 42" East along said right of way 446.05 feet, thence North 88 degrees 51' 45" West 435.83 feet to a 1/2" iron pin, thence continuing North 88 degrees 51' 45" West 69.45 feet to a point on the East line of that certain parcel of land described in Volume M87, page 6110, Microfilm Records of Klamath County, Oregon, thence, Northerly along the said Easterly line of said parcel described in said Volume M87, page 6110, Microfilm Records of Klamath County, Oregon, the following three courses: (1) Along the arc of a 303.50 feet radius curve to the right 108.82 feet (subtended by a chord = North 06 degrees 49' 13" East 108.23 feet), (2) North 17 degrees 05' 30" East 121.89 feet, (3) Along the arc of a 359:40 feet radius curve to the left 221.74 feet, (subtended by a chord = North 00 degrees 34' 59" West 218.24 feet), to a point on the Westerly extension of the South line of that certain parcel of land described in said Volume M86, page 5732, Microfilm Records of Klamath County, Oregon, thence South 88 degrees 51' 45" East along the Westerly extension and the Southerly line of said parcel described in said Volume M86, page 5732, Microfilm Records of Klamath County, Oregon, 57.74 feet to a 1/2" iron pin, thence continuing along said South line South 88 degrees 51' 45". East 358.10 feet to the "TRUE POINT OF BEGINNING".

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed f	or record at	request	of Mo	ountain Title	Le co. the <u>llth</u> day
of	Sept.		A.D., 19 92	at2:12	o'clock <u>P</u> M., and duly recorded in Vol. <u>M92</u> ,
			of	Deeds	on Page20784
		. *			Evelyn Biehn County Clerk
FEE	\$35.00				By Develone phellondine