

52098

MTL 28338 MK

WARRANTY DEED

Vol. 1992 Page 23649

KNOW ALL MEN BY THESE PRESENTS, That NANCY L. PORTEUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY ROBERT BEVIS & TERI LORAIN BEVIS, HUSBAND AND WIFE, as to an***, 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:

***undivided 1/2 interest and TRUSTEE OF THE BETTY K. BEVIS TRUST, as to an undivided 1/2 interest

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 EXCEPT those of record and apparent upon the land, if any, as of 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 \$ 53,000.00. However, the actual consideration paid for this transfer is \$ 53,000.00 less 93,090 ()

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 28 day of September, 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.

Nancy L. Porteus
Nancy L. Porteus

STATE OF OREGON,
County of Klamath, ss.
9/28, 1992

Personally appeared the above named
Nancy L. Porteus

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 9/20/96



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)

Nancy L. Porteus
PO Box 2122
Kirkland, WA 98083
GRANTOR'S NAME AND ADDRESS

Jeffery R. & Teri L. Bevis & Bevis
11332 Osborne St. Trust
Lakeview Terrace, CA 91342
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jeffery R. & Teri L. Bevis & Bevis
11332 Osborne St. Trust
Lakeview Terrace, CA 91432
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Jeffery R. & Teri L. Bevis & Bevis
11332 Osborne St. Trust
Lakeview Terrace, CA 91342
NAME, ADDRESS, ZIP

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80 degrees 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74 degrees 81' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60 degrees 45' 30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45 degrees 47' 30" East 42.78 feet to the true point of beginning; thence North 45 degrees 47' 30" East 106.40 feet; thence North 10 degrees 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Volume M74, page 6192, Deed Records of Klamath County, Oregon; thence North 79 degrees 40' 35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway 97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Volume M72 page 9500, Deed Records of Klamath County, Oregon; thence North 31 degrees 37' West 130.80 feet to the point of beginning.

EXCEPT that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by deed recorded July 13, 1988 in Volume M88, page 11038, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of Oct. A.D., 19 92 at 2:36 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 23649.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Nickerson