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**KLAMATH COUNTY TITLE COMPANY**

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K-44573

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

WILLIAM GANONG, JR., Grantor,

conveys and warrants to JOHN R. COGAR, Grantee,

the following described real property in the County of KLAMATH and State of Oregon.  
 LOTS 5, 6, 7, 8, 9, & 10, IN BLOCK 20 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
 KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
 THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR UTILITIES, TEN  
 FEET WIDE, TO BE FOREVER APPURTENANT TO AND FOR THE BENEFIT OF SAID LOTS 6, 7, 8, 9, &  
 10 IN SAID BLOCK 20 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE  
 INTERSECTION OF THE LOT LINE BETWEEN LOTS 2 AND 3 IN SAID BLOCK 20 WITH ROOSEVELT STREET;  
 AND THENCE, RUNNING SOUTHWESTERLY ON THE LINE BETWEEN SAID LOT 3 AND ROOSEVELT STREET  
 A DISTANCE OF 5 FEET; THENCE, RUNNING SOUTHEASTERLY PARALLEL TO AND 5 FEET DISTANT FROM  
 SAID COMMON LOT LINE OF SAID LOTS 2 AND 3 AND SAID LOT LINE EXTENDED TO INTERSECT WITH  
 THE NORTHWESTERLY LOT LINE OF LOT 8 IN SAID BLOCK 20; THENCE, RUNNING NORTHEASTERLY ON  
 SAID LOT LINE OF LOT 8 TO ITS INTERSECTION WITH THE COMMON LOT LINE BETWEEN LOTS 8 AND  
 9 IN SAID BLOCK 20; THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWESTERLY LOT LINE  
 OF SAID LOT 9 A DISTANCE OF 5 FEET; THENCE, RUNNING NORTHWESTERLY, PARALLEL TO AND 5  
 FEET DISTANT FROM SAID COMMON LOT LINE OF LOTS 2 AND 3 AND SAID LOT LINE EXTENDED  
 TO INTERSECT WITH ROOSEVELT STREET; THENCE SOUTHWESTERLY ON THE LINE BETWEEN SAID  
 LOT 2 AND ROOSEVELT STREET A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; SAID  
 EASEMENT BEING 10 FEET WIDE AND SITUATED 5 FEET ON EACH SIDE OF THE COMMON LOT LINE  
 OF SAID LOTS 2 AND 3 EXTENDED TO INTERSECT WITH THE COMMON LOT LINE OF SAID LOTS 8 AND  
 9 IN SAID BLOCK 20.

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 \$ 5,000.00 (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 20th day of October 19 92. If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

WILLIAM GANONG, JR.

STATE OF OREGON, County of Klamath ss.  
 The foregoing instrument was acknowledged before me  
 this 20th day of October 19 92  
 by WILLIAM GANONG, JR.

**CORPORATE ACKNOWLEDGEMENT**  
 STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_ of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

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

After recording return to:

John R. Cogar  
 3249 S. 6th St.  
 Klamath Falls, Oregon 97603  
 NAME, ADDRESS, ZIP

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

John R. Cogar  
 3249 S. 6th St.  
 Klamath Falls, Oregon 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title Co  
 on this 26th day of Oct. A.D., 19 92  
 at 10:53 o'clock A.M. and duly recorded  
 in Vol. M92 of Deeds Page 24978

Evelyn Biehn County Clerk  
 By Pauline Mullens  
 Deputy.

Fee, \$30.00