

## WARRANTY DEED

MTC 1396-6103

KNOW ALL MEN BY THESE PRESENTS, that DUANE R. PIERCE and PATRICIA A. PIERCE, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEAN LLOYD, an unmarried woman, 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 \$ 0.

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 individuals.

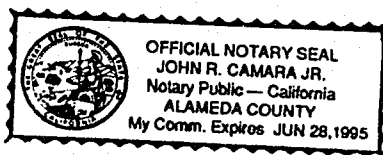
In Witness Whereof, the grantor has executed this instrument this 22nd day of October, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Duane R. Pierce  
DUANE R. PIERCE

Patricia A. Pierce  
PATRICIA A. PIERCE

STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA ) ss.

On October 22, 1992, before me, JOHN R. CAMARA, JR., a Notary Public for the State of California, personally appeared DUANE R. PIERCE and PATRICIA A. PIERCE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



John R. Camara Jr.  
Notary Public

## GRANTOR'S NAME AND ADDRESS:

Duane R. Pierce and Patricia A. Pierce  
4780 Portola Drive  
Fremont, CA 94536

MOUNTAIN TITLE COMPANY, . has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

## GRANTEE'S NAME AND ADDRESS:

Jean Lloyd  
308 Griffiths  
Bakersfield, CA 93309

After recording return to:  
See Grantee's address above

Until a change is requested all tax statements shall be sent to the following address:  
See Grantee's address above

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an aluminium cap marking the Southeast corner of Government Lot 1 of said Section 15, thence South 89 degrees 53' 17" West 390.56 feet to a 5/8 inch iron rod marking the Southwest corner of Block 5 of Woodland Park subdivision; thence South 580.00 feet to a 5/8 inch iron rod; thence East, 420.55 feet to a 1/2 inch iron rod; thence North, 581.07 feet to a 1/2 inch iron rod on the Southerly boundary of Woodland Park; thence South 89 degrees 25' 20" West, 30.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement through the Southwest corner of Lot 1 in Block 5 of Woodland Park that is described in that certain Agreement for Easement dated December 3, 1979 and recorded December 31, 1979 in Book Volume M-79 on page 29827, Klamath County Records.

SUBJECT, however, to a 30 foot roadway easement parallel and adjacent to the East and West Boundary of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 29th day  
of Oct. A.D., 1992 at 11:35 o'clock A M., and duly recorded in  
Vol. M92, of Deeds on Page 25491.

Evelyn Biehn

County Clerk

By *Quilma Muller*

FEE \$35.00