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ESCROW NO. 2-8734

K-44537

## STATUTORY WARRANTY DEED

Vol. m92 Page 25576

DANIEL L. WAGNER and BETTY J. WAGNER, an estate in fee simple  
as tenants by the entirety \_\_\_\_\_, Grantor,  
conveys and warrants to STEVEN L. THOMPSON AND DEBORAH J. THOMPSON, husband and wife  
\_\_\_\_\_, Grantee.  
the following described real property free of liens and encumbrances, except as specifically set forth herein:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO, WHICH BY THIS REFERENCE  
IS MADE A PART HEREOF.

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, reservations,  
restrictions, easements and agreements of record, if any.

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.

The true consideration for this conveyance is \$ 101,000

(Here comply with the requirements of ORS 93.030)

DATED this 29 day of SEPTEMBER 19 92.

Daniel L. Wagner  
Daniel L. Wagner

Betty J. Wagner  
Betty J. Wagner

STATE OF OREGON, County of KLAMATH )ss.

CORPORATE ACKNOWLEDGMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before  
me this 29th day of SEPTEMBER 19 92  
by Daniel L. Wagner and  
Betty J. Wagner

The foregoing instrument was acknowledged before  
me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_,  
a corporation, on behalf of the corporation.

M. E. Carmichael

Notary Public for Oregon  
My commission expires: 03/05/93

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

SEAL



K-44537

After recording return to:

Mr. & Mrs. Steven L. Thompson  
2024 Eldorado  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Steven L. Thompson  
2024 Eldorado  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

T1 98 - 9/85

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

All of Lot 6 in Block 4 of Eldorado and portion of Lot 11 in Block 4 of Eldorado, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said Lot 11; thence N.  $51^{\circ}43'30''$  W. along the Southwesterly line of said lot 11, a distance of 43.53 feet to the True Point of Beginning of this description; thence continuing N.  $51^{\circ}43'30''$  W., along said Southwesterly line, a distance of 25.0 feet to a point; thence N.  $38^{\circ}16'30''$  E. at right angles to said Southwesterly line to a point on the Southwesterly line of said lot 6; thence S.  $31^{\circ}46'30''$  E. along the Southwesterly line of Lot 6 and 7 to a point which bears N.  $38^{\circ}16'30''$  E. from the point of beginning; thence S.  $38^{\circ}16'30''$  W. to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day  
of Oct. A.D., 1992 at 9:33 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 25576.

Evelyn Biehn . County Clerk

FEE \$35.00

By Pauline Murlender