

53663

ATE 92674

-WARRANTY DEED-

Vol. m92 Page 26507

MAX DEAN FENNER and VIKKI MARIAN FENNER, husband and wife,
Grantors, convey and warrant to EDA MCKENZIE, Grantee, the follow-
ing described real property situate in Klamath County, Oregon, free
of all encumbrances, except as specifically set forth herein:

A tract of land situate in the Northwest quarter of
Section 31, Township 39 South, Range 8 East of the
Willamette Meridian, in the County of Klamath, State
of Oregon, being more particularly described as fol-
lows: Beginning at a point on the East line of the
NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of
the Willamette Meridian, from which the Southeast cor-
ner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 31 bears
South 0°21'40" East 648.11 feet distant; thence South
43°08' West 1012.81 feet to the Northeasterly right of
way of the Clover Creek Road; thence South 46°52' East
along said right of way 200.0 feet; thence North 43°
08' East 802.02 feet to the East line of said Northwest
quarter; thence North 0°21'40" West 290.57 feet more or
less to the point of beginning.

SUBJECT TO: That certain Trust Deed dated April 7, 1978,
recorded April 7, 1978 in Book M-78 page 6723, wherein
Max Dean Fenner and Vikki Marian Fenner are Trustors,
Transamerica Title Insurance Company is Trustee for United
States National Bank of Oregon as Beneficiary, which Trust
Deed Grantee herein assume and agrees to pay according to
the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of said premises lying
within the limits of public roads and highways; (2) Reservations,
restrictions, easements and rights of way of record and those appar-
ent upon the land.

The true and actual consideration for this transfer is Sixty
Seven Thousand Five Hundred and No/100ths (\$67,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed
to Grantee at: 20025 Hwy. 97 So., Klamath Falls, OR 97603

DATED this 11th day of July, 1980.

After recording, return to:
Eda McKenzie
20025 Hwy. 97 So.
Klamath Falls, OR 97603

STATE OF OREGON)

County of Klamath)

ss. July 11, 1980.

Personally appeared the above-named MAX DEAN FENNER and VIKKI
MARIAN FENNER, husband and wife, and acknowledged the foregoing in-
strument to be their voluntary act. Before me:

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Barbara L. Addington
Notary Public for Oregon

My Commission expires: 3-22-81

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day
of Nov. A.D., 19 92 at 3:28 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 26507.

Evelyn Biehn - County Clerk

By Caroline Mullins

FEE \$30.00