

53748

MTZ 1396-616

WARRANTY DEED

Vol. 99 Page 26711

KNOW ALL MEN BY THESE PRESENTS, That James Bowles Lawrence and Steven Ernest Lawrence, Co-Trustees under the John Hundale Lawrence 1991 Trust Agreement, as tenants in common, as to an undivided one-quarter (1/4) interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Mark Lawrence, an unmarried man, as his sole and separate property an undivided one quarter (1/4) interest as hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Property Description - See Exhibit "A" attached hereto, and fully incorporated herein by reference.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of October, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

James Bowles Lawrence

JAMES BOWLES LAWRENCE, Co-Trustee

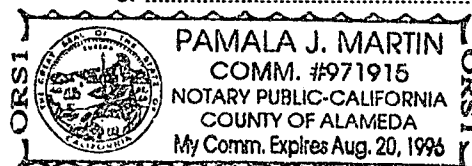
Steven Ernest Lawrence

STEVEN ERNEST LAWRENCE, Co-Trustee

CALIFORNIA  
STATE OF OREGON, County of Alameda ) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on October 29, 1992, by James Bowles Lawrence and Steven Ernest Lawrence as Co-Trustees Under the John Hundale Lawrence 1991 Trust Agreement of



Pamala J. Martin

Notary Public for Oregon

My commission expires August 20, 1996 California

James B. Lawrence and Steven E. Lawrence, Co-Trustees  
40 Jennifer Lane, Alamo, CA 94507  
Grantor's Name and Address

John Mark Lawrence  
4214 Country Club Drive  
Long Beach, CA 90807  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Hubert Lenczowski, Esq./Knox Rickson  
1999 Harrison Street, Ste. 1700  
Oakland, CA 94612-3500

Until requested otherwise send all tax statements to (Name, Address, Zip):  
John Mark Lawrence  
4214 Country Club Drive  
Long Beach, CA 90807

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of ) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE  
Deputy.



EXHIBIT "A"

26712

PARCEL 1:

Township 30 South, Range 10 East of the Willamette Meridian,  
Klamath County, Oregon.

Section 24: SE1/4

Section 25: NE1/4

All that portion of the NW1/4 of Section 25, township 30 South,  
Range 10 East of the Willamette Meridian, Klamath County, Oregon,  
starting at the quarter section corner between Sections 24 and  
25, Township 30 South, Range 10 East of the Willamette Meridian,  
thence South a distance of 2,640 feet; thence West 1,400 feet to  
the East bank of the Williamson River; thence North 35 degrees  
East 175 feet; thence North 425 feet; thence East 175 feet;  
thence North 20 degrees West 500 feet; thence North 495 feet;  
thence West 15 degrees North 165 feet; thence North 5 degrees  
West 640 feet; thence North 20 degrees West 450 feet; thence East  
a distance of 1,600 feet to the place of beginning.

PARCEL 2:

AN UNDIVIDED 1/4 INTEREST IN AND TO THE FOLLOWING:

Township 31 South, Range 10 East of the Willamette Meridian,  
Klamath County, Oregon.

Section 1: Lots 3, 4, and 5, SW1/4 NW1/4, SW1/4, less 1.14 acres  
for right-of-way conveyed by deed from Geo M. Mayfield to Lamm  
Lumber Co., recorded April 28, 1930 in Volume 90, page 218, Deed  
Records of Klamath County, Oregon.

Section 2: SE1/4

Assessor's Parcel Nos. 3010 00000 02600  
3110 00000 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day  
of Nov. A.D., 19 92 at 2:53 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 26711.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall