

MOUNTAIN TITLE COMPANY

53919

WARRANTY DEED

MTC 26951-KR

Vol. 92 Page 27027

KNOW ALL MEN BY THESE PRESENTS, That
 WM. R. EMARD aka WILLIAM R. EMARD and DE LANA JEAN EMARD, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
 THOMAS E. STEPHENS
 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
 REFERENCE.

GRANTORS HEREIN RESERVE UNTO THEMSELVES and easement over the Southerly 15 feet
 of the property described in Exhibit "A" attached hereto for ingress and egress
 to the Grantors adjoining property to the East. This Easement shall continue
 to the Grantors heirs, successors and assigns.

"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 all those
 of record and those apparent upon the land as of 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 \$ 160,500.00
~~HOWEVER, THE GRANTOR HEREBY COVENANTS TO AND WITH THE 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 ALL THOSE~~
~~OF RECORD AND THOSE APPARENT UPON THE LAND AS OF 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 \$ 160,500.00~~
~~HOWEVER, THE GRANTOR HEREBY COVENANTS TO AND WITH THE 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 ALL THOSE~~
~~OF RECORD AND THOSE APPARENT UPON THE LAND AS OF 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.~~

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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of August Sept, 19 92 ;
 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.

STATE OF ~~CALIFORNIA~~ CALIFORNIA
 County of Los Angeles) ss.
August Sept 1, 19 92.

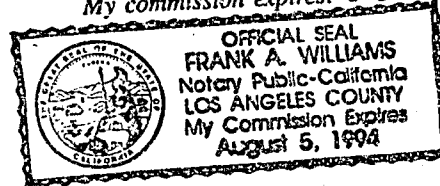
William R. Emard
 WM. R. EMARD aka WILLIAM R. EMARD
De Lana Jean Emard
 DE LANA JEAN EMARD

Personally appeared the above named
 WILLIAM R. EMARD & DE LANA JEAN EMARD

_____ and acknowledged the foregoing instrument
 to be their voluntary act and deed.

Before me:

Frank A. Williams
 Notary Public for ~~California~~ California
 My commission expires: 8-5-94



STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this
 _____, 19 _____, by _____,
 _____ president, and by _____,
 _____ secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

WILLIAM R. EMARD & DE LANA JEAN EMARD
 42052 N. 50th St. W.
 Quartz Hill, CA 93536
 GRANTOR'S NAME AND ADDRESS

THOMAS E. STEPHENS
 8225 Chapin Lane
 Sunland, CA 91040
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 THOMAS E. STEPHENS
 8225 Chapin Lane
 Sunland, CA 91040
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 THOMAS E. STEPHENS
 8225 Chapin Lane
 Sunland, CA 91040
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
 I certify that the within instrument was
 received for record on the _____
 day of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY

27028

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the SW 1/4 SW 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW 1/4 SW 1/4 of said Section 11, thence South 89 degrees 28' 19" East along the North line of the S 1/2 SW 1/4 of said Section 11, a distance of 550.00 feet to an iron pin; thence South 00 degrees 37' 36" East parallel with the West line of said Section 11 a distance of 800.02 feet to an iron pin; thence North 89 degrees 28' 12" West a distance of 550.00 feet to an iron pin on the West line of said Section 11; thence North 00 degrees 37' 36" West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the point of beginning. Bearings based on map of Minor Land Partition 1-84 as filed in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 60 foot strip of land situated in the NW 1/4 NW 1/4 of Section 14 and in the S 1/2 SW 1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said strip of land being 30 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the South line of the NW 1/4 NW 1/4 of said Section 14, said point being Easterly a distance of 627.1 feet from the Southwest corner of the NW 1/4 NW 1/4 of said Section 14; thence Northwesterly a distance of 1450 feet, more or less, to a point that is North 89 degrees 35-1/3' East a distance of 30 feet from the Northwest corner of said Section 14; thence North 01 degrees 04' 25" West parallel to and 30 feet Easterly at right angles from the West line of said Section 11, a distance of 533.35 feet, more or less to a point that is South 01 degrees 04' 25" East a distance of 800.0 feet and North 89 degrees 31' 30" East a distance of 30 feet from the Northwest corner of the SW 1/4 SW 1/4 of said Section 11.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 13th day
of Nov. A.D., 19 92 at 11:54 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 27027.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelendore

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PRELIMINARY REPORT

PRELIMINARY REPORT ONLY