

54212

NOV 20 1992



Vol. 92 Page 27534

#01039026
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Charles M. Clendenin
8353 Arant Road
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

W.F. DEAN and GLADYS DEAN, husband and wife, hereinafter called
GRANTOR(S), convey(s) to CHARLES M. CLENDENIN and CATHERINE S.
CLENDENIN, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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." *CMC*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$185,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

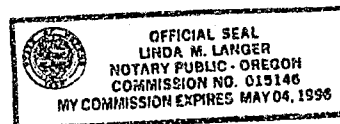
IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of November, 1992.

W.F. Dean *Gladys Dean*
W.F. DEAN GLADYS DEAN

STATE OF OREGON, County of Klamath)ss.

On November 19, 1992, personally appeared W.F. DEAN and GLADYS
DEAN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: *Linda M. Langer*
Notary Public for Oregon
My Commission Expires: *5/4/92*



27595

EXHIBIT "A"

A parcel of land situated in the SE 1/4 SE 1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which bears North 00 degrees 04' 18" West a distance of 30.0 feet from the Southwest corner of said SE 1/4 SE 1/4, said beginning point being on the Northern line of Arant Road; thence continuing North 00 degrees 04' 18" West 268.35 feet to a point, said point being the Southwest corner of Parcel 2 of Minor Land Partition 31-84 filed in the office of the County Clerk, Klamath County, State of Oregon June 5, 1984; thence along the Southern line of said Parcel 2 and Parcel 3 of said Minor Land Partition 31-84 the following distances North 89 degrees 39' 43" East 252.50 and North 89 degrees 19' 32" East 182.93 feet to the Southeast corner of said Parcel 3 of Minor Land Partition 31-84, said point also being on the Western lot line of Lot 13, Block 1 "Vale Dean Canyon Tract 1198"; thence along said Western lot line of said Lot 13, South 00 degrees 52' 35" East 240.19 feet to the Southwest corner of said Lot 13; thence along the Southern line of said Lot 13 and 14, Block 1 of said subdivision North 89 degrees 45' 36" East 427.52 feet to the Southeast corner of said Lot 14, Block 1; thence South 00 degrees 14' 24" East 10.00 feet to a 5/8 inch iron pin marking the beginning of a curve; thence Southwesterly along the arc of a 20 foot radius curve to the right a distance of 31.42 feet to a 5/8 inch iron pin on the Northern line of Arant Road; thence along said Northern line of Arant Road South 89 degrees 45' 36" West 846.38 feet to the point beginning.

CODE 162 MAP 3910-6DO TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 20th day
of Nov. A.D., 19 92 at 10:42 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 27594.

FEE \$35.00

Evelyn Biehn - County Clerk

By Rebecca M. Anderson