



#01039132

AFTER RECORDING RETURN TO:

SUSAN G. SWEET
C/O 21655 Shasta Way
Klamath Falls, OR 97603

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

JAMES D. CHARLES hereinafter called GRANTOR(S), convey(s) to
SUSAN G. SWEET 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."

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 those apparent on 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
\$13,275.00.

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 12th day of November 1992.

James D. Charles
JAMES D. CHARLES

STATE OF CALIFORNIA, County of *San Diego* ss.

On this *12* day of November, 1992

Personally appeared the above named JAMES D. CHARLES and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me *[Signature]*
Notary Public for California
My Commission Expires: *2/18/95*



The South 476.73 feet of the following described property:

That portion of Tract 39B of the ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, lying Northeasterly of the East Side Bypass as conveyed to the State of Oregon by deed recorded September 7, 1956 in Book 286 at Page 399, Deed Records of Klamath County, Oregon.

LESS AND EXCEPT the following described parcel:

A parcel of land being a portion of Tract 39B and 40A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod, from which a steel axle marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian bears North 84 degrees 07' 43" East 311.80 feet; thence South 12 degrees 41' 11" West 403.39 feet to a 5/8" iron rod on the Northeasterly right of way line of the Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right of way line as follows:

Northwesterly, along a Spiral Curve to the left 249.70 feet to a 5/8" iron rod (centerline station 149+00); thence North 45 degrees 02' 07" East 15.00 feet to a 5/8" iron rod (centerline station 149+00); thence Northwesterly along a Spiral Curve to the left 155.48 feet to a 5/8" iron rod (centerline station P.C.S. 147+55.3); thence along the arc of a curve to the left 138.72 feet (Central Angle 6 degrees 15' 09", Radius 1270.92 feet, Chord bears North 53 degrees 02' 29" West 138.62 feet) to a 5/8" iron rod, said point being the intersection of the said Northeasterly right of way line and the Southerly right of way line of Beverly Drive; thence leaving said right of way line, along the Southerly right of way line of Beverly Drive, North 89 degrees 39' 00" East 476.84 feet to the point of beginning.

ALSO LESS & EXCEPT any portion lying within Foothill Blvd. also known as Beverly Drive.

CODE 1 MAP 3809-34BC TL 200

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 AM., and duly recorded in Vol. M92,
of Deeds on Page 27614.

FEE \$35.00

Evelyn Biehn - County Clerk

By Deedline Mullens