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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William J. Herron and JULIA L. Herron AKA CONNOR, as joint tenants with rights of survivorship + not as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William J. Herron, JULIA L. Herron AKA CONNOR, Gary Lewis Dickson, Margaret A. Connor Dickson, 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:

that property commonly known as 1911 Lakeview Ave, Klamath Falls as more particularly described on Exhibit A attached hereto and incorporated herein by this reference

(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 \$ 0.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21 day of September, 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.

Julia L. Herron AKA Connor  
William J. Herron

STATE OF OREGON, County of Klamath ss.

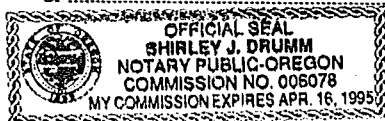
This instrument was acknowledged before me on September 21, 1992,  
 by William J Herron and Julia L Herron Connor

This instrument was acknowledged before me on                     , 19          ,

by                     

as                     

of                     



Shirley J. Drumm  
 Notary Public for Oregon  
 My commission expires April 16, 1995

William J. Herron & JULIA L. Herron AKA Connor  
1911 Lakeview Ave  
Klamath Falls, OR 97601

Grantor's Name and Address

Margaret & Gary Dickson  
633 West Fifth Street, Suite 4000  
Los Angeles, CA 90071-2007

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Gary Dickson  
633 West Fifth Street, Suite 4000  
Los Angeles, CA 90071-2007

Until requested otherwise send all tax statements to (Name, Address, Zip):

Gary Dickson  
633 West Fifth Street, Suite 4000  
Los Angeles, CA 90071-2007

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.

NAME                      TITLE                       
 By                     , Deputy.

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 14, Block 71 of said addition; thence South  $7^{\circ} 16\frac{1}{2}'$  West 160.9 feet; thence South  $28^{\circ} 21\frac{1}{2}'$  East 30 feet; thence Northeasterly to a point in the Easterly line of Lot 14, said point being North  $41^{\circ} 19'$  West 71.78 feet from the Easterly corner of Lot 14; thence North  $41^{\circ} 19'$  West 164.76 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972, in Volume M-72 at page 3666, Microfilm Records of Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North  $41^{\circ} 19'$  West, 71.78 feet from the Easterly corner of Lot 14; thence North  $41^{\circ} 19'$  West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South  $61^{\circ} 38' 30''$  West, 128.41 feet to a point on the Westerly line of Lot 16; thence South  $28^{\circ} 21' 30''$  East 10.00 feet along the Westerly line of Lot 16 to a point; thence North  $61^{\circ} 38' 30''$  East, 130.70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 24th day  
of Dec. A.D., 19 92 at 11:37 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 30696.  
Evelyn Biehn - County Clerk  
By *Pauline M. Miller*

FEE \$35.00