

93 JAN 12 PM 3 19

56303

Vol. 93 Page 879

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

GEORGE RAY TAYLOR

convey(s) to RICHARD H. COHRS and FRANCES P. COHRS, husband and wife, hereinafter called grantor,  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 \$ 52,000.00. 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) (Delete between symbols) if not applicable See ORS 93.030

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 January, 19 93.

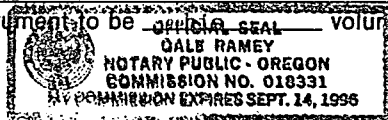
George Ray Taylor  
George Ray Taylor

STATE OF OREGON, County of Klamath )ss.

January 12, 19 93.

Personally appeared the above named George Ray Taylor

and acknowledged the foregoing instrument to be official seal voluntary act and deed.



Before me:

Dale Ramey  
Notary Public for Oregon  
My Commission Expires: 9-14-96

George Ray Taylor

GRANTOR'S NAME AND ADDRESS

Richard H. Cohrs and Frances P. Cohrs  
1826 Homedale Rd.  
Klamath Falls, OR 97603

Attach recording return to:  
Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

EXHIBIT "A"

PARCEL 1:

A portion of Tract 36, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is South 89 degrees 48' East, 90 feet from the Northwestern corner of said tract; thence South 89 degrees 48' East along the North boundary of said tract a distance of 90 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence North 89 degrees 48' West 90 feet; thence North 0 degrees 24' East 104.52 feet to the point of beginning.

PARCEL 2:

The Easterly 15 feet at the Northern boundary and continuing South on a straight line for a distance of 116.52 feet of the following described property:

Beginning at the Northwestern corner of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon; thence South 89 degrees 48' East along the North line of said Tract 36, a distance of 90.0 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence South 46 degrees 30' West, a distance of 48.82 feet, more or less, to the Southwesterly boundary of said tract; thence North 43 degrees 30' West 78.5 feet, to the Southwesterly corner of said tract; thence North 0 degrees 24' East along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning, being a portion of Tract 36, Homedale.

CODE 41 MAP 3909-11BA TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 12th day  
of Jan. A.D., 19 93 at 3:19 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 879.

FEE \$35.00

Evelyn Biehn . County Clerk

By Lauren Muelendorfe