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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CHARLES M. LA BUWI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DIANE K. LA BUWI

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:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF 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

EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY AS OF THE DATE  
OF THIS DEED

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

the whole of the consideration indicated within of the sentence between the symbols X, if not applicable, should be deleted. See ORS 93.050.)

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 29th day of January, 1993, 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.

Charles M. La Buwi  
CHARLES M. LA BUWI

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on January 29th, 1993,  
by CHARLES M. LA BUWI

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_



Helen M. Fink

My commission expires 4/20/96 Notary Public for Oregon

CHARLES M. LA BUWI

Grantor's Name and Address

DIANE K. LA BUWI

536 NW HARMON

BEND, OR 97701

Grantee's Name and Address

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

DIANE K. LA BUWI

536 NW HARMON

BEND, OR 97701

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

DIANE K. LA BUWI

536 NW HARMON

BEND, OR 97701

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/real/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC Number 2211 HF

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot Ten (10) of Block Forty-one (41) of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof duly recorded in the office of the County Clerk of Klamath County, Oregon. ALSO, Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32 degrees 50' Easterly from Auburn Street, a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3 degrees 35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly Boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 29th day  
of January A.D., 19 93 at 3:48 o'clock P. M., and duly recorded in Vol. M93  
of \_\_\_\_\_ Deeds on Page 2210  
By Evelyn Biehn \_\_\_\_\_ County Clerk  
*Dorinda M. Henderson*

FEE \$35.00