

57464

'92 FEB 11 AM 10 33

Vol. m93 Page 3057
Aspen
 TITLE & ESCROW, INC.

 02039184
 WARRANTY DEED

AFTER RECORDING RETURN TO:

DUANE P. SIEBERT

4306 Meadow Brook Ct.
Klamath Falls, OR 97601

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

 JOHN R. COGAR hereinafter called GRANTOR(S), convey(s) to DUANE
 P. SIEBERT 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....

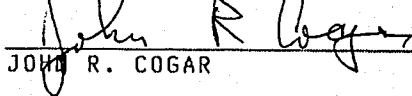
 "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 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
 \$6,500.00.

 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 16th day of DECEMBER 1992.


 JOHN R. COGAR

STATE OF OREGON, County of KLAMATH)ss.

February 9.1993

 Personally appeared the above named JOHN R. COGAR and
 acknowledged the foregoing instrument to be HIS voluntary act
 and deed.

Before me:

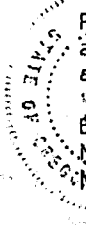
Notary Public for OregonMy Commission Expires: 3-22-93

EXHIBIT "A"

LOTS 6, 7, 8, 9, & 10 IN BLOCK 20 OF FIRST ADDITION TO THE CITY OF KLANATH FALLS, TOGETHER WITH AND EASEMENT FOR UTILITIES, 10 FEET WIDE, TO BE FOREVER APPURTENANT TO AND FOR THE BENEFIT OF SAID LOTS 6, 7, 8, 9 AND 10 IN SAID BLOCK 20 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE LOT LINE BETWEEN LOTS 2 AND 3 IN SAID BLOCK 20 WITH ROOSEVELT STREET, AND THENCE, RUNNING SOUTHWESTERLY ON THE LINE BETWEEN SAID LOT 3 AND ROOSEVELT STREET A DISTANCE OF 5 FEET, THENCE, RUNNING SOUTHEASTERLY PARALLEL TO AND 5 FEET DISTANCE FROM SAID COMMON LOT LINE OF SAID LOTS 2 AND 3 AND SAID LOT LINE EXTENDED TO INTERSECT WITH THE NORTHWESTERLY LOT LINE OF LOT 8 IN SAID BLOCK 20; THENCE, RUNNING NORTHEASTERLY ON SAID LOT LINE OF LOT 8 TO ITS INTERSECTION WITH THE COMMON LOT LINE BETWEEN LOTS 8 AND 9 IN SAID BLOCK 20; THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWESTERLY LOT LINE IF SAID LOT 9 A DISTANCE OF 5 FEET, THENCE, RUNNING NORTHWESTERLY, PARALLEL TO AND 5 FEET DISTANT FROM SAID COMMON LOT LINE OF LOTS 2 AND 3 AND SAID LOT LINE EXTENDED TO INTERSECT WITH ROOSEVELT STREET; THENCE SOUTHWESTERLY ON THE LINE BETWEEN SAID LOT 2 AND ROOSEVELT STREET A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; SAID EASEMENT BEING 10 FEET WIDE AND SITUATED 5 FEET ON EACH SIDE OF THE COMMON LOT LINE OF SAID LOTS 2 AND 3 EXTENDED TO INTERSECT WITH THE COMMON LOT LINE OF SAID LOTS 8 AND 9 IN SAID BLOCK 20.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 11th day
of Feb. A.D., 19 93 at 10:33 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 3057.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Neukirch