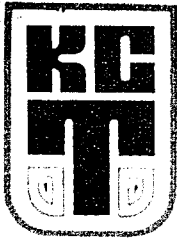


57671



## KLAMATH COUNTY TITLE COMPANY

Vol. M93 Page 3439

K-44775

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

WALTER J. KLOS AND HELENA V. KLOS

conveys and warrants to MARTIN MARK KLOS AND MARY J. CARROLL, Grantor.the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE ATTACHED EXHIBIT "A"

1993 FEB 17 10 11 AM

This property is free of liens and encumbrances, EXCEPT:

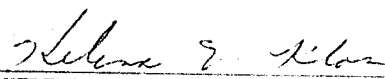
 Subject to reservations and restrictions of record, rights of way, and easements  
 of record and those apparent upon the land, contracts and/or liens for irrigations  
 and/or drainage.

 The true consideration for this conveyance is \$ 118,000.00 (Here comply with the requirements of ORS 93.030\*).

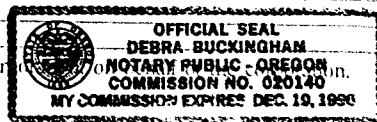
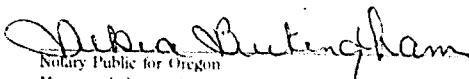
 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF  
 APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
 VERIFY APPROVED USES.

 DATED this 12th day of February 19 93. If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

  
 WALTER J. KLOS

  
 HELENA V. KLOS

 STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 12th day of February 19 93  
 by Walter J. Klos and  
Helena J. Klos

 CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation

  
 Notary Public for Oregon  
 My commission expires: 12-19-96

 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

 After recording return to:  
 Martin Mark Klos  
 5193 South Etna Street  
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

 Martin Mark Klos  
 5193 South Etna Street  
 Klamath Falls, Oregon 97603

THIS SPACE RESERVED FOR RECORDER'S USE

**PARCEL 1:** Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS", a subdivision in Klamath County, Oregon; thence South along the East boundary of said "SUMMERS HEIGHTS," a distance of 138.55 feet to an iron pin; thence leaving said boundary of "SUMMERS HEIGHTS," North 76° 26' East 140.4 feet to an iron pin which is the true point of beginning of this description; thence South 14°15' East 88.5 feet to an iron pin; thence; South 65°33' West 125.0 feet to an iron pipe; thence South 37°18' East 170.1 feet to an iron pipe which is also the most Easterly corner of that certain parcel of land described in Deed Volume 242, page 353; thence North 49°30' East 201.1 feet to an iron pipe on the Westerly right of way of the U.S.B.R. A-3-D Lateral; thence along said Westerly right of way of the U.S.B.R. A-3-D Lateral North 29°28' West 183.2 feet to an iron pin; thence Leaving said right-of-way South 76°26' West 76.0 feet more or less to the true point of beginning of this description, said parcel being in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 14, Township 39 South, Range 9 East of the Willamette Meridian.

**PARCEL 2:** A parcel of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, Township 39 S. Range 9 E.W.M. Klamath County, Oregon, more particularly described as thus: Beginning at a 3/4" iron pipe located S. 0°05' W. 165 feet from the Northeast corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14. This pipe is also located on the Northerly right of way of U.S.R.S. Lateral A-3 and along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14; thence S. 0°05' W. a distance of 610.80 feet along the East line of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 to a 5/8" iron pin; thence, West 348.02 feet to a 5/8" iron pipe which is along the East line of a lot on the Westerly right of way of existing U.S.R.S. lateral A-3-D; thence N. 26°07' E. along the Easterly lot line and Westerly right of way line of said lateral a distance of 44.3 feet to an existing 1/2" iron pipe which is the Northeast corner of lot (original Zumwalt lot); thence N. 28°16' W. along existing Westerly right of way of said Lateral A-3-D 286.60 feet to a 5/8" iron pin which is on the existing Northerly right of way of U.S.R.S. A-3 Lateral, thence N. 66°39' E. 134.60 feet (long chord on curve) to a point which is end of curve on northerly right of way of existing said Lateral A-3; thence, N. 55°14' E. 273.10 feet along existing northerly right of way of said Lateral A-3 to an existing 3/4" iron pipe which is also the Southwest corner of Lot 51, Elmwood Park, thence continuing on N. 55°14' E. 154.0 feet to an existing 3/4" iron pipe which is the Southeast corner of said Lot 51, Elmwood Park; thence continuing along existing Northerly Right of Way of said Lateral A-3, N. 55°14' E. 36.5 feet to the point of beginning.

Note: The bearing of this description are based on survey #6-136-T, Elmwood Park Subdivision and on the existing laterals of U.S.R.S. A-3 and A-3-D.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 17th day  
of Feb. A.D. 19 93 at 1:16 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 3439  
FEE \$35.00  
Evelyn Biehn, County Clerk  
By Daniel M. Nelson