

57939

WARRANTY DEED

MTZ 29331-KR

Vol. m93 Page 4005

KNOW ALL MEN BY THESE PRESENTS, That

DAVID H. PETERSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called DEAN B. WARNER and KRISTINE L. WARNER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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 \$ 86,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of February, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

David H. Petersen
DAVID H. PETERSEN

STATE OF OREGON,
County of Klamath) ss.
February 25, 19 93 .

Personally appeared the above named _____
DAVID H. PETERSEN

_____ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)



DAVID H. PETERSEN

36670 Modoc Point Rd.
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

DEAN B. WARNER and KRISTINE L. WARNER
3959 SE 25TH
GRESHAM, OR 97080
GRANTEE'S NAME AND ADDRESS

After recording return to:

DEAN B. WARNER and KRISTINE L. WARNER
3959 SE 25TH
GRESHAM, OR 97080
NAME, ADDRESS, ZIP

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

DEAN B. WARNER and KRISTINE L. WARNER
3959 SE 25TH
GRESHAM, OR 97080
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 _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Commencing at an iron pin at the center line intersection of Washburn Way and Joe Wright Road; thence along the center-line of Joe Wright Road South 89 degrees 43' West, 679.25 feet; thence North 3 degrees 25' West, 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3 degrees 25' West, 299.06 feet to a 3/4" iron pipe; thence North 89 degrees 43' East, 100.00 feet to a 3/4" iron pipe; thence South 3 degrees 25' East; 299.06 feet to a 3/4" iron pipe; on the North Boundary of Joe Wright Road; thence along said Road Boundary, South 89 degrees 43' West, 100.00 feet to the true point of beginning.

PARCEL 2

The following described property situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at an iron pipe at the center line intersection of Joe Wright Road and Washburn Way; thence along the center line of Joe Wright Road South 89 degrees 43' West, 579.25 feet; thence North 3 degrees 25' West, 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3 degrees 25' West 299.06 feet to a 3/4" iron pipe; thence North 89 degrees 43' East, 73.00 feet to the East corner; thence South 3 degrees 25' East, 299.06 feet to the North Boundary of Joe Wright Road; thence along said road boundary, South 89 degrees 43' West, 73.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of Feb. A.D., 19 93 at 9:49 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 4005.

FEE \$35.00

By Evelyn Biehl, County Clerk
Connetta Mueller