

60705

KLAMATH COUNTY TITLE COMPANY

Vol m93 Page 9207

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K-45064

## STATUTORY WARRANTY DEED

(Individual or Corporation)

STEVE PRESLAR AND GOLDA PRESLAR

conveys and warrants to JOSEPH A. DAVID AND KASANDRA L. DAVID; HUSBAND AND WIFE, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 E.W.M., KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF BALSAM DRIVE WHICH BEARS S. 01°56' E. A DISTANCE OF 30.02 FEET FROM THE IRON MONUMENT MARKING THE NORTHWEST CORNER OF SAID NE1/4SW1/4; THENCE S. 01°56' E. ALONG THE WEST LINE OF SAID NE1/4SW1/4 A DISTANCE OF 549.98 FEET TO A 5/8" IRON PIN; THENCE N. 89°49' E. A DISTANCE OF 150.0 FEET TO A 5/8" IRON PIN; THENCE N. 01°56' W., PARALLEL WITH THE WEST LINE OF SAID NE1/4SW1/4, A DISTANCE OF 550.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID BALSAM DRIVE; THENCE S. 89°49' W. ALONG SAID SOUTH LINE A DISTANCE OF 150.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:

## SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF AWAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 48,500.00 (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.

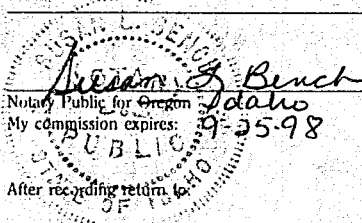
DATED this 22nd day of April 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Steve Preslar  
STEVE PRESLAR

X Golda Preslar  
GOLDA PRESLAR

IDAHO  
STATE OF OREGON, County of Twin Falls ss.  
The foregoing instrument was acknowledged before me  
this 22nd day of April 19 93  
by Steve Preslar and Golda Preslar

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, on behalf of the corporation.



NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: &amp; Return

Mr. & Mrs. Joseph A. David  
5655 Balsam Dr.  
Klamath Falls, Oregon 97601

Not  
My

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Co  
on this 29th day of April A.D. 19 93  
at 10:09 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 9207  
Evelyn Biehn County Clerk  
By Dorene Mendenhall

Deputy.

Fee, \$30.00