



## KLAMATH COUNTY TITLE COMPANY

Vol. M93 Page 11714

K-45172

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

DAVID JOHN KRAAN AND JOANNE ELIZABETH KRAAN,

conveys and warrants to ROGER OWEN AND DONNA OWEN, 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 SW1/4SW1/4 OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF BRIGHTON AVENUE AND THE NORTHERLY LINE OF RIVER STREET IN THE TOWN OF KENO; THENCE N. 57°00' W. A DISTANCE OF 52.5 FEET TO A POINT; THENCE AT RIGHT ANGLES, N. 33°00' E. A DISTANCE OF 225 FEET, MORE OR LESS, TO THE LEFT OF WESTERLY BANK OF KLAMATH RIVER; THENCE SOUTHEASTERLY ALONG SAID WESTERLY BANK TO THE WESTERLY LINE OF BRIGHTON AVENUE; THENCE S. 33°00' W. ALONG THE WESTERLY LINE OF BRIGHTON AVENUE TO THE POINT OF BEGINNING.

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 IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 172,250.00 (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.

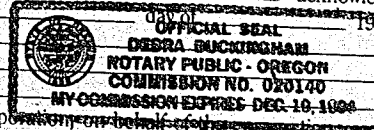
DATED this 24th day of May 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

David John Kraan  
DAVID JOHN KRAAN

Joanne Elizabeth Kraan  
JOANNE ELIZABETH KRAAN

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 24th day of May 19 93  
by DAVID JOHN KRAAN AND  
JOANNE ELIZABETH KRAAN

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.



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

After recording return to:

Mr. & Mrs. Roger Owen  
P.O. Box 111  
Keno, Oregon 97627

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

Mr. & Mrs. Roger Owen  
P.O. Box 111  
Keno, Oregon 97627

Notary Public for Oregon

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
on this 24th day of May A.D., 19 93  
at 1:21 o'clock P M. and duly recorded  
in Vol. M93 of Deeds Page 11714

Evelyn Biehn County Clerk  
By Bernetha H. Hetsch

Fee, \$30.00

Deputy.