

K-45173

## WARRANTY DEED

Fidelity Mortgage Services Corporation, an Oregon corporation dba Fidelity Mortgage Services, as Successor Trustee and Managing Agent for Citizens Financial Services Participation No. 2160, Grantor, conveys and warrants to Robert M. Liles and Wanda Liles, husband and wife and Tom Sorensen and Beverly J. Sorensen, husband and wife, each as to an undivided 1/2 interest, Grantees, the following described real property, free of encumbrances created or suffered by the Grantor:

The SW 1/4 NW 1/4, and the SW 1/4 of Section 33, Township 37 South, Range 11 East of the willamette Meridian, Klamath county, Oregon.

EXCEPTING therefrom: A parcel of land situate in the Southwest Quarter of the Northwest Quarter of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southeast corner of Lot 5 in Block 10 of Yonna Woods-Unit 2, a duly recorded subdivision in said Klamath County; thence North 89°44'02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said Southwest Quarter Northwest Quarter; thence South 00°12'42" East along the West line of said Southwest Quarter Northwest Quarter 30.00 feet; thence South 89°44'02" East, 78.20 feet; thence North 30°04'19" West, 34.76 feet to the point of beginning.

The true consideration for this conveyance is \$100,000.

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.

DATED this 25th day of MAY, 1993.

Fidelity Mortgage Services Corporation

By Elmer J. Duncan, its President

STATE OF OREGON )  
County of Marion ) ss.

On this 25th day of May, 1993, personally appeared the above-named Elmer J. Duncan, the President of Fidelity Mortgage Services, and acknowledged the foregoing instrument to be its voluntary act and deed. Before me:

Chasen Bridges  
Notary Public for Oregon  
My commission expires: Feb. 19, 1994

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AFTER RECORDING,  
RETURN TO:

LILES & SORENSEN  
27 BUSH STREET  
CENTRAL POINT, OR 97502

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

LILES & SORENSEN  
27 BUSH STREET  
CENTRAL POINT, OR 97502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title  
of June A.D. 19 93 at 1:51 o'clock P M., and duly recorded in Vol. M93  
of Needs on Page 12942

FEE \$30.00

Evelyn Bishn County Clerk  
By Shirley M. Mendenhall