

63471

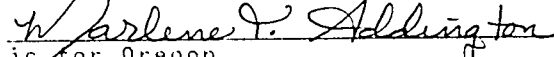
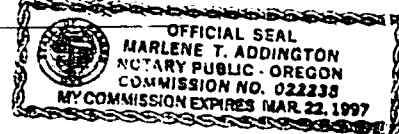
06-23-93A09:48 RCVD

Vol. 93 Page 14791#01039912  
WARRANTY DEED

AFTER RECORDING RETURN TO:

TRACY W. HEVERN  
1320 MORNINGSIDE  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEROBERT LOPEZ AND DIANA LEA LOPEZ, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to TRACY W. HEVERN, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . ."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." *T.H.*and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land and existing loan  
in favor of Dept. of Veterans' Affairs which Grantee herein  
agrees to assume and pay according to the terms contained  
therein,and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
\$83,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 18th day of June 1993.  
ROBERT LOPEZ  
  
DIANA LEA LOPEZ

STATE OF OREGON, County of KLAMATH)ss.

On June 22, 1993, personally appeared the above named ROBERT  
LOPEZ and DIANA LEA LOPEZ and acknowledged the foregoing  
instrument to be their voluntary act and deed.Before me:   
Notary Public for Oregon  
My Commission Expires: 3-22-97



## EXHIBIT "A"

Beginning at a point in the center line of Morning Side Lane, a 40 foot roadway, from which the Northwesterly corner of the SW 1/4 of the NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears South 88 degrees 50 1/2' West along the center line of said Morning Side Lane, 955 feet and North 0 degrees 10' East along the Westerly boundary of said Section 21, 858.00 feet; running thence South 0 degrees 10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the United States Reclamation Service Project #1-N Drain; thence North 88 degrees 48' East, along said right of way boundary line 97 feet; thence Southeasterly along said right of way boundary line to its intersection with the South line of the SW 1/4 NW 1/4 of said Section 21; thence North 88 degrees 48' East along the Southerly boundary of said SW 1/4 NW 1/4, 368 feet; thence North 0 degrees 10' East, 505.2 feet, more or less, to a point in the center line of Morning Side Lane; thence South 88 degrees 50 1/2' West along said center line 480 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the right of way for Morning Side Lane.

CODE 164 MAP 3909-21BO TL 2600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 23rd day  
of June A.D. 19 93 at 9:48 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 14791  
By Evelyn Biehn County Clerk  
FEE \$35.00