



WARRANTY DEED  
ATC 01039853

AFTER RECORDING RETURN TO:  
James F. Calvert, Jr. and  
Wendy A. Warren  
4875 Sunset Ridge Rd.  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

TEEN CHALLENGE OF OREGON, a non profit Corporation, hereinafter  
called GRANTOR(S), convey(s) to JAMES F. CALVERT, JR. and WENDY  
A. WARREN, husband and wife, 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."

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 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  
\$170,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

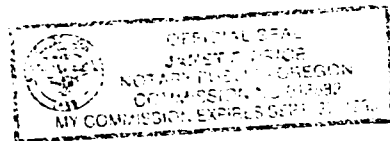
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of June, 1993.

TEEN CHALLENGE OF OREGON, a non profit corporation  
By: Michael A. Hodges Title: President / C.E.O.

STATE OF Oregon, County of Linn )ss.

On June 24<sup>th</sup>, 1993, personally appeared  
Michael A Hodges as President of  
TEEN CHALLENGE OF OREGON.

Before me: Jane P Price  
Notary Public for Oregon  
My Commission Expires: Sept. 27 1996



## EXHIBIT "A"

A tract of land situated in the NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod from which the East quarter corner of said Section 12 bears South 72 degrees 58' 55" East, 1300.87 feet; thence North 46 degrees 30' 00" East, 660.00 feet to a 5/8" iron rod; thence North 43 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 46 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 43 degrees 30' 00" East, 660.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for driveway and utility purposes 60 feet in width over the property of grantor from Ridge Road to the above described premises along the route presently existing as shown in the Maps for Minor Land Partitions 80-82 and 80-114, Klamath County, Oregon. Grantors and grantee shall share the costs and expenses of maintaining the above described easement in its present state of repair, according to the percentage of total use made by either party. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

CODE 183 MAP 3808-1200 TL 1201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 28th day  
of June A.D. 19 93 at 3:32 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 15362.

Evelyn Biehn . County Clerk

By Dixie Mae Mendenhall

FEE \$35.00