

NL

63936

K-44909
WARRANTY DEEDVol. m93 Page 15681

KNOW ALL MEN BY THESE PRESENTS, That
MEL GOGERT AND BETTY L. GOGERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ERSKINE DELOE AND DOROTHY JEAN DELOE, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, Buena Vista Addition to the City of Klamath Falls, Oregon, which is North 55°38' East 68 feet from the most Southerly corner of said lot; thence North 55°38' East 39 feet along the Southeasterly line of said lot; thence North 39°20' West 56.1 feet; thence North 66°23' West 19.63 feet, to a point on the line between Lots 13 and 14 of said Block 76, which is North 48°10' East 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence South 48°10' West 30 feet; along the line between said Lots 13 and 14; thence Southeasterly along the arc of a circle parallel to Oregon Avenue; the long chord of which bears South 39°20' East a distance of 68.81 feet to the point of beginning being a portion of Lot 14 Block 76, Buena Vista Addition

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

However, the above consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of June, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Mel Gogert
MEL GOGERT

Betty L. Gogert
BETTY L. GOGERT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 30, 1993,
by MEL GOGERT AND BETTY L. GOGERT

This instrument was acknowledged before me on June 30, 1993,
by MEL GOGERT AND BETTY L. GOGERT



Juli Lengel
Notary Public for Oregon
My commission expires 9/8/95

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): ERSKINE DELOE 320 MARKET STREET KLAMATH FALLS OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip): ERSKINE DELOE 320 MARKET STREET KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1993, at 10:36 o'clock A.M., and recorded in book/reel/volume No. M93 on page 15681 and/or as fee/file/instrument/microfilm/reception No. 63936, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By David M. Muller Deputy.