

KLAMATH COUNTY TITLE COMPANY

Vol. m93 Page 21245

K-45519
STATUTORY WARRANTY DEED
 (Individual or Corporation)

Wayne C. Misco 1989 Living Trust

conveys and warrants to Stephen Vick and Teresa Vick, husband and wife, Grantor,the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 \$ 145,000.00 (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 20th day of August 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Wayne C. Misco
 Wayne C. Misco, Trustee

Wayne D. Misco
 Wayne D. Misco, Trustee

STATE OF OREGON, County of Klamath)ss.

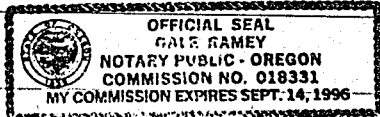
The foregoing instrument was acknowledged before me
 this 20th day of August 19 93
 by Wayne C. Misco and Wayne D. Misco

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.

Gale Ramey
 Notary Public for Oregon
 My commission expires:



After recording return to:

Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
 County of SACRAMENTO

On Aug. 23, 1993 Before me, Rita C. Kahl
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Wayne D. Misco
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Rita C. Kahl
SIGNATURE OF NOTARY

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☒ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES) _____

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon.

A portion of that tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon, described therein as being located in the N $\frac{1}{2}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said portion of land being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of above tract of land, which corner is monumented with an iron axle, with gear attached; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (surv. Kap) at angle point on the West boundary of above said tract of land, and being the true point of beginning of this description; thence South 42°13'19" East 50.04 feet; thence North 53°54'30" East 50.00 feet; thence along the arc of a 50.00 foot radius curve to the right, 78.54 feet (Long chord bears South 81°05'30" East 70.71 feet); thence North 53°54'30" East 262.68 feet, more or less, to the Southwesterly right of way boundary of Greensprings Drive (County Road); thence along said boundary on the following three courses: (1) along the arc of a 4 degree curve to the left, 42.60 feet (Long chord bears North 42°28'40" West 42.59 feet (2) North 43°17' West 299.60 feet (3) along the arc of a 15 degree curve to the left 88.12 feet (Long Chord bears North 51°07'30" West 87.85 feet to an iron rod on the West boundary of aforesaid tract of land); thence along said South 6°56' West 444.10 feet, more or less to the true point of beginning of this description.

Also a 50.00 foot roadway traversing on, over and across the above mentioned tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon for purpose of ingress and egress to and from that portion of tract of land particularly described above; the centerline of aforementioned 50.00 foot roadway being particularly described as follows:

Beginning at the quarter section corner at the center of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which corner is marked with an iron axle, with gear attached; thence North 89°30' West along the centerline of Section 5, a distance of 340.24 feet, more or less, to the Easterly right of way boundary of Riverside Street (County Road); thence along said right of way boundary North 19°42' East 70.56 feet and North 16°48' East 76.44 feet to the true point of beginning of this description; thence South 73°12' East 20.55 feet; thence along the arc of a 50.00 foot radius curve to the left 66.61 feet (Long chord bears North 68°38' East 61.80 feet); thence North 30°28' East 139.15 feet; thence along the arc of a 115.00 radius curve to the right, 166.42 feet (Long chord bears North 71°55'30" East, 152.28 feet; thence South 66°37' East 258.39 feet; thence along the arc of an 86.05 foot radius curve to the left 106.14 feet (Long chord bears North 78°02'51" East 99.54 feet); thence along the arc of a 50.00 foot radius curve to the left, 68.77 feet (Long chord bears North 3°18'36" East 63.48 feet); thence North 36°05'30" West 440.00 feet, more or less, to the boundary of that portion of tract of land aforesaid.

Also an easement, 16.00 feet in width along the Westerly boundary of aforesaid tract of land for utilities, as power, gas, water, telephone, etc., from the Southerly boundary thereof to the boundary of the portion particularly described herein above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 24th day of Aug. A.D. 19 93 at 3:11 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 21245.

FEE \$40.00

Evelyn Biehn County Clerk
By Dolores Mulendore