

68375

09-20-93A09:02 RCVD

WARRANTY DEED

(Statutory Form)

MTC 30898

Vol m93 Page 24188

GRANTOR:

RENO P. GUERRETTE and CLEO M. GUERRETTE

CONVEYS AND WARRANTS TO

GRANTEE:

ADRIEN LOVELY, SR. and FERN LOVELY, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 2, Block 1, of CHAPMAN'S TRACTS, also referred to as CHAPMAN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS and EXCEPTING a 60.84 foot portion thereof described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 1, said subdivision; thence South 30 degrees 48' West, a distance of 60.84 feet to the North line of Chapman Street; thence North 89 degrees 27' West along said North line a distance of 330 feet to the Westerly right of way line of Highway 97; thence North 30 degrees 48' feet East, along said right of way a distance of 60.84 feet; thence South 89 degrees 27' East, along the South line of said Lot 1 a distance of 330 feet to the point of beginning.

TAX ACCOUNT NO: 2309 02500 01100

Subject to:

1. Taxes for the fiscal year 1993-94, a lien not yet due and payable.
2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded September 24, 1952 in Volume 257, Page 5, Deed Records of Klamath County, Oregon. Access as modified by Indenture of Access; dated April 11, 1958 and recorded May 28, 1958 in Volume 299, Page 572, Deed Records of Klamath County, Oregon.
3. Right of Way Easement recorded April 11, 1929 in Volume 85, Page 547, Deed Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 13,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

X Reno P. Guerrette
Reno P. Guerrette

X Cleo M. Guerrette
Cleo M. Guerrette

DATED: September 08, 1993

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

Grantee at: HC 32, Box 90, Gilchrist, OR 97737

STATE OF ~~OREGON~~ ARIZONA County of YAVAPI ss.Date: September 8 1993Personally appeared the abovesigned Cleo M. and Reno P. Guerretteand acknowledged the foregoing instrument to be A voluntary act and deed. Before me: PAULICA A. BROOKSNOTARY PUBLIC FOR ~~OREGON~~ ARIZONAMY COMMISSION EXPIRES: My Commission Expires Oct 10, 1993STATE OF ~~OREGON~~ ARIZONA County of YAVAPI ss.Date: September 8 1993Personally appeared Cleo M. Guerrette, who being sworn, stated that he/she is the

of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 20th day of Sept. A.D., 19 93at 9:02 o'clock A M., and duly recordedin Vol. M93 of Deeds Page 24188.

Evelyn Biehn County Clerk

By Pauline M. Nusselder

Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20360K
P.O. Box 6178, Bend, OR 97708