

70227

MOUNTAIN TITLE COMPANY

Vol. m93 Page 27975

WARRANTY DEED

MTC 31404-MK

KNOW ALL MEN BY THESE PRESENTS, That

ANN M. PETRIC

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

NORMA ANN BURT

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of and that grantor will warrant and forever defend the said 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 \$ 19,000.00

~~Part of this consideration was paid by the grantor to the grantee for the purpose of the grantee's interest in the property described herein.~~

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

In Witness Whereof, the grantor has executed this instrument this 22 day of October, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of Klamath ) ss.  
October 22, 19 93

X Ann M. Petric  
ANN M. PETRIC

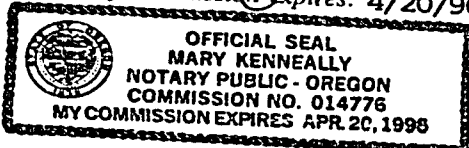
Personally appeared the above named  
ANN M. PETRIC

and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19 \_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

ANN H. PETRIC  
1768 CHINCHILLA WAY  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

NORMA ANN BURT  
9281 LARKSPUR DRIVE  
WESTMINSTER, CA 92683

GRANTEE'S NAME AND ADDRESS

After recording return to:  
NORMA ANN BURT  
9281 LARKSPUR DRIVE  
WESTMINSTER, CA 92683

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
NORMA ANN BURT  
9281 LARKSPUR DRIVE  
WESTMINSTER, CA 92683

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

10-25-93P03:33 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY



EXHIBIT "A"  
LEGAL DESCRIPTION

27976

PARCEL 1

A parcel of land situated in the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (Now Klamath Falls-Lakeview Highway), and which pin is East 30 feet of the center of a road intersecting said Highway from the North and 30 feet North of the center of said Highway; thence East 540 feet to the point of beginning; thence North 198 feet; thence West 270 feet; thence South 198 feet; thence East 270 feet to the point of beginning.

ALSO EXCEPTING THEREFROM...

A parcel of land situated in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center line of said Highway; thence East 270 feet to a point on the West right of way line of Patterson Street; thence North along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence East 270 feet; thence North 207.5 feet; thence West 270 feet; thence South 207.5 feet to the point of beginning.

EXCEPTING THEREFROM...

Beginning at a point that is North 107.5 feet from the Southwest corner of the above described property; thence continuing North 100 feet; thence East 65 feet; thence South 100 feet; thence West 65 feet to the point of beginning.

ALSO EXCEPTING THEREFROM...

A parcel of land situated in the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1055 feet East and 1122.6 feet North of an iron pin marking the Southwest corner of the Northwest 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center line of said Highway; thence East 205 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line, 74.90 feet to the intersection of said right of way line and the South right of way line of Climax Avenue; thence West, along said right of way line, 205 feet; thence South 74.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
of Oct. A.D., 19 93 at 3:33 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 27975.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene Mendenhall