



70399

10-27-93P03:27 RCVD

Vol. 93 Page 28301

WARRANTY DEED

#03040551

AFTER RECORDING RETURN TO:

PAUL G. SMITH
DEBRA C. THADEN
4403 WINTER AVENUE
KLAMATH FALLS, OR 97603

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

JAMES A. COMER hereinafter called GRANTOR(S), convey(s) to PAUL G. SMITH and DEBRA C. THADEN, not as tenants in common but with full rights of survivorship hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....



"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 \$53,000.00.

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 21st day of October, 1993.

James A. Comer Sr
JAMES A. COMER

STATE OF OREGON, County of Klamath)ss.

On this 21st day of October, 1993,

Personally appeared the above named JAMES A. COMER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Charles J. Hanson
Notary Public for Oregon
My Commission Expires: 1-15-96

28302

EXHIBIT "A"

A tract of land in the S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron axle that marks the one-fourth section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1 degree 12' West along the West line of said Section 11 a distance of 331.4 feet; thence North 88 degrees 57' East a distance of 679.5 feet to the true point of beginning of this description; thence continuing North 88 degrees 57' East a distance of 67.5 feet to the Southeast corner of that tract of land as described in Book 305 at Page 142, Deed Records of Klamath County, Oregon; thence North 1 degree 12' West along the East line of that tract of land described in said Deed Records and parallel with the West line of said Section 11 a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of said Section 11; thence South 88 degrees 58' West along said line a distance of 67.5 feet; thence South 1 degree 12' East parallel with the West line of said Section 11 a distance of 331.45 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion lying within the boundaries of Winter Avenue.

CODE 41 MAP 3909-11BC TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Oct. A.D. 19 93 at 3:27 o'clock P.M. and duly recorded in Vol. M93
of Deeds on Page 28301

FEE \$35.00

Evelyn Biehn - County Clerk

By Douglas M. Henderson