

73744



KLAMATH COUNTY TITLE COMPANY

K-46000

Vol. m93 Page 35455

# STATUTORY WARRANTY DEED (Individual or Corporation)

DAVID C. GILBERT

conveys and warrants to GREGORY S. GLASSOW AND VICTORIA M. GLASSOW, HUSBAND AND WIFE, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

## SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD, AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 26, 1988 IN M-88 ON PAGE 2856, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF DAVID ROSE AND OLGA E. ROSE, HUSBAND AND WIFE, DIANA MAE KINSEY, SANDRA JUDITH MILLER, AND PAMELA FORRESTER, WHICH TRUST DEED GRANTEE HEREIN DOES AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT

AS SET FORTH HEREIN ABOVE.

The true consideration for this conveyance is \$ 62,655.42 (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 27th day of December 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

  
DAVID C. GILBERT

CALIFORNIA  
STATE OF OREGON, County of El Dorado )ss.  
The foregoing instrument was acknowledged before me  
this 27th day of December 19 93  
by DAVID C. GILBERT

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.

  
Notary Public for Oregon  
My commission expires: 12/16/96

After recording return to:



NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: & return  
Mr. & Mrs. Gregory S. Glassow  
707 Addison  
Klamath Falls, Oregon 97601

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDERS USE

## DESCRIPTION OF PROPERTY

## PARCEL 1:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Oregon State Highway No. 421, more commonly known as Lakeshore Drive, from which the most Northwesterly corner of Lot 17, Ouse Kila Homesites No. 1, bears South 50°37' West 75.31 feet, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164, page 532, Records of Klamath County, Oregon; thence North 76°33' West along said Highway right of way, 37.93 feet to the true point of beginning of this description; thence continuing along said highway right of way, North 76°33' West 90.97 feet to the beginning of a curve to the right and whose radius is 380.9 feet; thence around the arc of said curve to the right, 20.00 feet; thence North 25°00' East 195.00 feet to the water line of Klamath Lake; thence North 84°45' East along said Lake to the Northwest corner of property described in Deed recorded in Volume M-69, page 10656, Microfilm Records of Klamath County, Oregon; thence South 2°20' West 270 feet along the Westerly line of said property described in Deed to the point of beginning.

## PARCEL 2:

A tract of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Northerly right of way of Oregon State Highway No. 421, more commonly known as Lakeshore Drive from which the most Northwesterly corner of Lot 17, Ouse Kila Homesites No. 1, bears South 50°37' West 75.31 feet distant, said point being the Southwesterly corner of that certain parcel of real property described in Deed recorded in Deed Volume 164 page 532, Records of Klamath County, Oregon; thence North 76°33' West along said highway right of way, 37.93 feet; thence North 7°24'30" East a distance of 225.14 feet to the shore line of Klamath Lake; thence along said shore line North 65°30' East a distance of 65.0 feet to the Northeasterly corner of that certain parcel described in Deed Volume 354, page 410; thence South 2°20' West a distance of 270.0 feet, more or less to the Northerly right of way line of Lakeshore Drive (State Highway #421); thence North 76°33' West, along said right of way line a distance of 45.0 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 30th day  
of Dec. A.D. 19 93 at 11:41 o'clock A. M., and duly recorded in Vol. M93  
of Deeds on Page 35455  
By Evelyn Biehn County Clerk  
Pauline Mulholland

FEE \$35.00