

WARRANTY DEED

MTC 3770-MK

KNOW ALL MEN BY THESE PRESENTS, That HAROLD L. KETZENBARGER and BEVERLY J. KETZENBARGER, with and undivided 1/2 interest and URSULA KETZENBARGER, with an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. KINGZETT

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" ATTACHED

## 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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930."

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 except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 13,000.00

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 17 day of December, 1993; 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.

Washington  
STATE OF OREGON,  
County of Snohomish ) ss.  
December 17, 1993

Personally appeared the above named

HAROLD L. KETZENBARGER

BEVERLY J. KETZENBARGER

URSULA KETZENBARGER

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

Before me, Debra Hood  
Notary Public for Oregon Washington  
My commission expires: 4/28/97

Washington  
STATE OF OREGON, County of Snohomish ) ss.  
The foregoing instrument was acknowledged before me this December 17, 1993, by \_\_\_\_\_  
\_\_\_\_\_, president, and by \_\_\_\_\_  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

HAROLD KETZENBARGER et al.  
7109 226th PLACE SW  
MOUNTLAKE TERRACE, WA 98043

GRANTOR'S NAME AND ADDRESS  
ROBERT P. KINGZETT  
1225 PACIFIC TERRACE  
KLAMATH FALLS, OR, 97601

GRANTEE'S NAME AND ADDRESS  
ROBERT P. KINGZETT  
1225 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP  
ROBERT P. KINGZETT  
1225 PACIFIC TERRACE  
KLAMATH FALLS, OR, 97601

STATE OF OREGON,

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

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

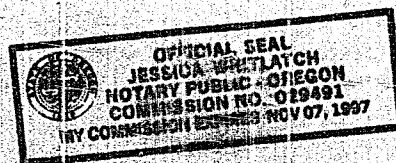
County of Klamath

} ss.

BE IT REMEMBERED, That on this 27<sup>th</sup> day of December, 1993,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Ursula Ketzenbarger

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that She executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Jessica Whitlatch  
Notary Public for Oregon.  
My Commission expires 11/7/93



# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

Lot 5 in Block 1 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

## PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, an running; thence along the North line of said North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

## PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon and running thence North 89 degrees 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

## PARCEL 2

Lot 6 in Block 1 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

## PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, an running; thence along the North line of said North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

## PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon and running thence North 89 degrees 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 3rd day  
of Jan A.D. 19 94 at 2:56 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 103

FEE \$40.00

Evelyn Biehn County Clerk

By *Pauline Muldendorp*