

74749

01-20-94A10:20 RCVD



WARRANTY DEED

Vol. may Page 2096

#01041102

AFTER RECORDING RETURN TO:

DANIEL L. KENT
GERI E. KENT
3410 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

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

EARNEST R. WILLIAMSON and LA MONA E. WILLIAMSON, husband and wife hereinafter called GRANTOR(S), convey(s) to DANIEL L. KENT and GERI E. KENT, husband and wife 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.....

OK
YES
"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 30.390."

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 \$52,900.00.

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 14th day of January 1994.

Earnest R. Williamson
EARNEST R. WILLIAMSON

La Mona E. Williamson
LA MONA E. WILLIAMSON

STATE OF OREGON, County of Klamath)ss.

On this 14th day of January, 1994,

Personally appeared the above named EARNEST R. WILLIAMSON and LA MONA E. WILLIAMSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-97

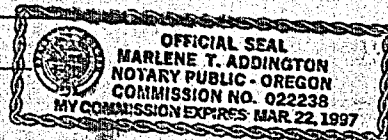


EXHIBIT "A"

2097

Beginning at a point in the Easterly line of Altamont Drive which lies North 0 degrees 31' West 131.95 feet from the Northwest corner of Tract 18 of CASITAS, in the County of Klamath, State of Oregon; running thence North 0 degrees 32' West along the Easterly line of Altamont Drive 131.95 feet, more or less, to the Southerly right of way line of Bristol Avenue; thence South 89 degrees 53' East along the Southerly right of way line of Bristol a distance of 165 feet; thence South 0 degrees 32' East parallel with Altamont Drive a distance of 131.95 feet; thence North 89 degrees 53' West 165 feet, more or less, to the point of beginning, being a portion of the SW 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and the vacated County Road mentioned on Page 273 of Volume 8 Commissioners' Journal of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 70 feet thereof.

ALSO EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded April 5, 1957 in Book 290 at Page 612, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-10DC TL 3200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of Jan A.D., 19 94 at 10:20 o'clock AM., and duly recorded in Vol. M94 day
of Deeds on Page 2096

FEE \$35.00

Evelyn Biehn
By Michelle Millender County Clerk