



K-46262

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

\_\_\_\_\_  
RUSSELL E. LYON AND MARGARET A. LYON

conveys and warrants to \_\_\_\_\_, Grantor,  
\_\_\_\_\_  
DARRELL L. FREY  
\_\_\_\_\_, Grantee,  
the following described real property in the County of KLAMATH and State of Oregon.

A parcel of land situated in Lot 20 of Lakeshore Gardens and in Lot 7 Block 8 of Lynnewood First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 04°51'34" East along the East line of said Lot 20, 221.41 feet; thence South 22°57'04" West 144.92 feet; thence South 04°51'34" West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04°51'34" East 14.09 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: 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.

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

The true consideration for this conveyance is \$ 165,000.00 (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 10th day of March 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Russell E. Lyon  
RUSSELL E. LYON

Margaret A. Lyon  
MARGARET A. LYON

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me this 10th day of March 19 94 by Russell E. Lyon and Margaret A. Lyon

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  
**OFFICIAL SEAL**  
**DEBRA BUCKINGHAM**  
**NOTARY PUBLIC - OREGON**  
**COMMISSION NO. 020140**  
**MY COMMISSION EXPIRES DEC. 19, 1996**

Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-96

After recording return to:

Darrell L. Frey  
1011 Vista Way  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Darrell L. Frey  
1011 Vista Way  
Klamath Falls, Oregon 97601

Notary Public for Oregon  
M  
STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Co  
on this 14th day of March A.D., 19 94  
at 10:40 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 7703  
Evelyn Biehn County Clerk  
By Pauline Melander

Deputy.

Fee, \$30.00