



DATE ISSUED: MAR 04 1994

STATE OF OREGON



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Wayne B. Persons the 31st day of March A.D. 19 94 at 10:36 o'clock A.M., and duly recorded in Vol. 1934 of Deeds on Page 9441.

FEE \$10.00
Return: Wayne B. Persons, 3084 NW 126th Pl.
Portland, Or. 97229

Evelyn Biehn County Clerk
By Candace Mulholland

ORS 93.030 - WARRANTY DEED (BY GRANTOR OR CO-GRANTOR)

Volume Page 9442

78340

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WAYNE B. PERSONS, Trustee of the Dorothy C. Persons Living Trust dated June 16, 1993 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE B. PERSONS and ELIZABETH C. McFARLAND, as tenants in common hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in Sec. 1, Twp. 24 S. R. 6 E.W.M. more particularly described as follows:

Beginning at an ironpipe which is North 1329.52 feet and East 2003.20 feet from the Southwest corner of said Sec. 1; thence N. 88 degrees 16' East, a distance of 75 feet to an ironpipe; thence N. 01 degree 44' W. to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is N. 01 degree 44' W. of the point of beginning; thence S. 01 degree 44' E. to the point of beginning.

The above bearings are based on the centerline of the Crescent Lake Road as constructed and being S. 61 degree 12' W. at station 65 as shown on Map B-51 filed in the office of the Klamath county Engineer. The above described parcel of land is subject to an easement along the southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the southerly thirty feet of that point of the N1/2SW1/4 of said Sec. 1 lying east of the County Road to provide ingress and egress to the above described parcel of land.

To Have and to Hold the same unto the grantees and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Subject to and excepting easements, conditions and restrictions of record.

and that grantor will warrant and forever defend the 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 \$ OTHER However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of MARCH, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Wayne B. Persons
Wayne B. Persons, Trustee

STATE OF OREGON, County of Multnomah ss.
This instrument was acknowledged before me on March 17, 1994,
by Wayne B. Persons
This instrument was acknowledged before me on March 17, 1994,
by Wayne B. Persons
of Portland, Oregon

Linda J. Harrison
Notary Public for Oregon
My Commission expires March 31, 1994

Wayne B. Persons
c/o 3084 NW 126th Pl
Portland, Or. 97229
Grantee's Name and Address
Wayne B. Persons & Elizabeth C. McFarland
c/o 3084 NW 126th Pl
Portland, Oregon 97229
Grantee's Name and Address
Wayne B. Persons
3084 NW 126th Pl
Portland, Oregon 97229
Undersigned other (is/are) all for statement in Name, Address, City:
Wayne B. Persons
3084 NW 126th Pl
Portland, Oregon 97229

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 31st day of March, 1994, at 10:36 o'clock A.M., and recorded in book/reel/volume No. 1934 on page 9442 and/or as fee/file/instrument/microfilm/reception No. 78340, Record of Deeds of said County.

Witness my hand and seal of County aforesaid.
Evelyn Biehn, County Clerk
NAME TITLE
By Candace Mulholland Deputy.

FEE \$30.00