

Apn # 04041614

04-20-94P03:12 RCVD

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79452

WARRANTY DEED

LEONARD D. JONES and MAVIS I. JONES, husband and wife,  
Grantors, convey and warrant to KENT L. PEDERSON, Grantee, the  
following real property free of encumbrances except as specif-  
ically set forth herein, situated in Klamath County, Oregon,  
legally described as Exhibit A, attached hereto and incorporated  
by this reference herein as if fully set forth.

SUBJECT TO Trust Deed, dated February 2, 1990, wherein Leonard D.  
Jones and Mavis I. Jones, husband and wife, are Grantors, to  
ASPEN TITLE & ESCROW, INC., as Trustee, and WALTER M. PETERSEN  
and JEAN Y. PETERSEN, husband wife, are beneficiaries, recorded  
at Vol. M-90, Page 2518, Records of Klamath County, Oregon, which  
Grantee agrees to assume and to pay.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is  
\$19,118.23

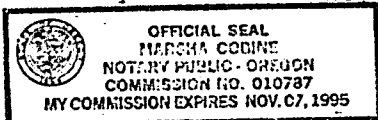
DATED this 5 day of MARCH, 1992.

Leonard D. Jones  
LEONARD D. JONES, Grantor

Mavis I. Jones  
MAVIS I. JONES, Grantor

STATE OF OREGON, County of Klamath) ss:

THIS INSTRUMENT was acknowledged before me this 5th day of  
March, 1992, by Leonard Duane Jones and Mavis I. Jones.



Marcha Codine  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-7-95

GRANTORS NAME AND ADDRESS:  
Leonard D. and Mavis I. Jones

GRANTEES NAME AND ADDRESS:  
Kent L. Peterson

AFTER RECORDING, RETURN TO:  
Neal G. Buchanan  
601 Main Street  
Klamath Falls, OR 97601  
Until a Change is Requested,  
Send Tax Statements To:

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within in-  
strument was received for  
record on the \_\_\_\_\_ day of  
\_\_\_\_\_, 1992, 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.

Recording Officer  
By: \_\_\_\_\_

Deputy

## PARCEL 1:

The Northerly 62 feet of Lot 1, Block 3, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Southeasterly line of Pine Street at its intersection with the line between Lots 1 and 2, Block 3 Hot Springs Addition; thence Southerly along said line between said Lots 1 and 2, 62 feet; thence Northeasterly at right angles to said line between Lots 1 and 2 to the Easterly line of said Lot 1; thence Northwesterly along said Easterly line of Lot 1 to the Southerly line of Pine Street; thence Westerly along the line of Pine Street to the point of beginning.

## PARCEL 2:

Lot 2, Block 3, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DD TL 6900

CODE 1 MAP 3809-29DD TL 7000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 20th day  
of April A.D. 19 94 at 3:12 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 11816.

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas Mulender