

79765

04-26-94P02:11 RCVD
STATUTORY WARRANTY DEED

Vol 94 Page 12524

MARTIN E. WOLD AND PATSY J. WOLD, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY

conveys and warrants to _____ STEPHEN E. MILLER AND LINDA L. MILLER, Grantor,

HUSBAND AND WIFE,

_____, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
AS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

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.

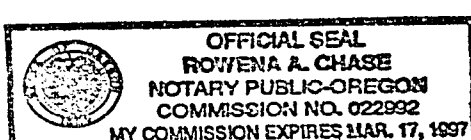
The true consideration for this conveyance is \$ 173,000.00

DATED this 5th day of April, 1994.Martin E. Wold
MARTIN E. WOLDPatsy J. Wold
PATSY J. WOLDSTATE OF OREGON, }
County of Klamath } ss.

Notarize

BE IT REMEMBERED, That on this 5th day of April, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARTIN E. WOLD and PATSY J. WOLD known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that THEY 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.

Rowena A. Chase
Notary Public for Oregon.
My Commission expires 3-17-97Title Order No. K-46389
Escrow No. 945292AT / 1909-33272

After recording return to:

Klamath County Title Co

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

MR. AND MRS. STEPHEN MILLER4955 HIGHWAY 39KLAMATH FALLS, OR 97603

12525

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S. 00°01'10" W. 2132.47 feet; thence S. 89°51'42" E. 1525.28 feet to the true point of beginning of this description: Thence N. 00°00'22" E. 372.55 feet; thence S. 89°55'23" E. 240.00 feet; thence S. 00°00'23" W. 372.81 feet; thence N. 89°51'42" W. 240.00 feet to the true point of beginning.

Together with the right of ingress and egress over the following described roads: 60-foot strips of land situated in the N $\frac{1}{2}$ of Section 18, T. 39 S. R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39 said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

Also, beginning at the center $\frac{1}{2}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

Also, beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

Also, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius=250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius=175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius=370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 26th day of April A.D., 19 94 at 2:11 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 12524.

FEE \$35.00

Evelyn Biehn County Clerk

By Christine Millendore

79766

Vol. M94 Page 12526

RETURN TO: 04-26-94P02:11 RCVD

BANK UNITED OF TEXAS FSB
DBA COMMONWEALTH UNITED MTG
220 N.W. SECOND AVE., STE 700
PORTLAND, OREGON 97208

LCDOR
003841780