

NA
80652WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

MTC 32334

Vol. m94 Page 14450

BUFORD E. POLLEY AND LILLIE MAE POLLEY

conveys and warrants to ARTHUR J. OZIAS AND NANCY RUTH OZIAS, husband and wife, Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
SEE EXHIBIT A(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$18,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of May, 1994

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.

X Buford E. Polley S.R.
BUFORD E. POLLEYX Lillie Mae Polley
LILLIE MAE POLLEYSTATE OF OREGON, County of Deschutes ss.
This instrument was acknowledged before me on May 6, 1994,

by BUFORD E. POLLEY LILLIE MAE POLLEY

OFFICIAL SEAL
NANCY K BLACKBURN
NOTARY PUBLIC - OREGON
COMMISSION NO. 024174
MY COMMISSION EXPIRES MAY 17, 1997Nancy K Blackburn
Notary Public for Oregon
My commission expires 5-17-97

WARRANTY DEED

BUFORD E. POLLEY
ARTHUR J. OZIASGRANTOR
GRANTEEGRANTEE'S ADDRESS, ZIP
After recording return to:ARTHUR J. OZIAS
NANCY RUTH OZIAS

PO Box 83

Crescent OR 97733

NAME, ADDRESS, ZIP

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

ARTHUR J. OZIAS

PO Box 83

Crescent OR 97733

S13063KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE
DeputySPACE RESERVED
FOR
RECORDER'S USE

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in plat dedication, to wit:
"subject to the following conditions: (1) A 16 foot utility easement along the Easterly side of Lot 5, Block 1; (2) A one foot street plug at the West end of Riddle Road which is donated to Klamath County."
3. Provisions and restrictions, subject to the terms and provisions thereof, in Deed from Ora F. Blay, a widower, to The State of Oregon, by and through its State Highway Commission, dated December 13, 1951 and recorded December 15, 1951 in Volume 251, page 535, Deed Records of Klamath County, Oregon.
4. Indenture of Access, subject to the terms and provisions thereof, from State of Oregon, by and through its State Highway Commission, and Harris H. Porter and Jane Porter, dated November 4, 1965, recorded May 1, 1967, in Volume M67, page 3256, Microfilm Records of Klamath County, Oregon.
5. Together with the right of ingress and egress over the Westerly 20 feet of Lot 1, Block 1, RIDDLE ACRES, according to the official plat thereof, created by Warranty Deed recorded November 12, 1993 MTC 31569, Vol MA3, Page 29857 on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT A

A parcel of land situate in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the C/4 line of said Section 36 at the Northwest corner of Riddle Acres Subdivision, from which the S/4 corner of Section 36 bears South 00 degrees 26' 27" West 563.00 feet (South 00 degrees 32' 00" West as shown on the plat of Riddle Acres); thence continuing along the C/4 Section line, North 00 degrees 26' 27" East 318.76 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North line of Riddle Acres, South 89 degrees 21' 15" East 335.7 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line South 00 degrees 26' 27" West 288.8 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North line of Riddle Acres, South 89 degrees 21' 15" East 174.3 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line, South 00 degrees 26' 27" West 30.0 feet to a #5 x 30" plastic capped steel rod on the North line of Riddle Acres; thence along the North line of Riddle Acres, North 89 degrees 21' 15" West 510.0 feet to the point of beginning, as shown on that certain plat of July 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of May A.D., 19 94 at 9:53 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 14490.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller