

## WARRANTY DEED

WARRANTY DEED  
MTC 32857-JW

KNOW ALL MEN BY THESE PRESENTS, That JAMES LEE SPEARS and SANDRA TORRALBA, married tenants, by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY C. MAUGH and CAROL E. MAUGH, husband and wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

# MOUNTAIN TITLE COMPANY

*"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."*

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparently upon the land, if any, as the date of this deed*

grantor will warrant and forever defend the said 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 \$ 360,000.00 .

When the context so requires, the singular includes the plural and all grammatical genders.

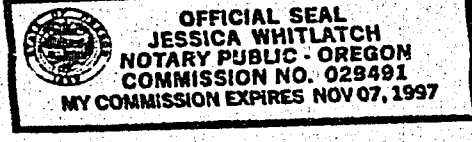
In Witness Whereof, the grantor has executed this instrument this 17 day of May, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
May 17, 1994.

Personally appeared the above named \_\_\_\_\_  
JAMES LEE SPEARS  
SANDRA ELORENE SPEARS

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Jessica Whitlatch  
Notary Public for Oregon  
My commission expires: 11/7/97



STATE OF OREGON, County of \_\_\_\_\_, ss.  
*The foregoing instrument was acknowledged before me this*  
 \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
 \_\_\_\_\_ president, and by \_\_\_\_\_,  
 \_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
 Notary Public for Oregon \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

JAMES LEE SPEARS and SANDRA SPEARS  
 Co 28304 183<sup>rd</sup> St  
 Kent, WA 98042  
 GRANTOR'S NAME AND ADDRESS

HARRY J. MAUCH and CAROL E. MAUCH  
5143 South Sixth Street  
Klamath Falls, OR 97601

HARRY E. MAUCH and CAROL E. MAUCH  
5143 South Sixth Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

HARRY J. MAUCH and CAROL E. MAUCH  
5143 South Sixth Street  
Klamath Falls OR 97601  
NAME ADDRESS ZIP

STATE OF OREGON, ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, 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.

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

**EXHIBIT 1  
LEGAL DESCRIPTION**

**PARCEL 1**

TRACT 95, PLEASANT HOME TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2**

Beginning at an iron pin on the North right of way line of the Klamath Falls-Lakeview Highway which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 402.6 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon and running thence: Continuing North 89 degrees 21' East along the North right of way line of the Klamath Falls-Lakeview Highway a distance of 99.8 feet to an iron pin; thence North 0 degrees 59' West a distance of 189.4 feet to an iron pin which lies on the South line of Pleasant Home Tracts No. 2; thence South 89 degrees 21' West along the South line of Pleasant Home Tracts No. 2 and parallel to the center line of the Klamath Falls-Lakeview Highway a distance of 99.8 feet to an iron pin; thence South 0 degrees 59' East a distance of 189.4 feet, more or less, to the point of beginning, and being a portion of the SW1/4 of NE1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. EXCEPTING THEREFROM that parcel conveyed to the State of Oregon, by and through its State Highway Commission, by instruments recorded August 13, 1964 in Volume 355, page 293, and recorded June 29, 1973 in Volume M73 at page 8322, all Deed Records of Klamath County, Oregon.

**PARCEL 3**

Beginning at an iron pin on the Northerly right of way line of the Klamath Falls-Lakeview Highway, which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 502.4 feet from the iron point which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: Continuing North 89 degrees 21' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway a distance of 100 feet to a point; thence North 0 degrees 59' West a distance of 189.4 feet to a point which lies on the South line of Pleasant Home Tracts No. 2; thence South 89 degrees 21' West along the South line of Pleasant Home Tracts No. 2 and parallel to the centerline of the Klamath Falls-Lakeview Highway a distance of 100 feet to an iron pin; thence South 0 degrees 59' East a distance of 189.4 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that parcel conveyed to the State of Oregon by and through its State Highway Commission by instruments recorded August 13, 1964 in Volume 355 at page 293 and recorded June 29, 1973 in Volume M73 at page 8322, all Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co  
of May A.D., 19 94 at 3:05 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 15573.

FEE \$35.00

Evelyn Biehn County Clerk  
By D. A. Miller