



60705
KLAMATH COUNTY TITLE COMPANY

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RECEIVED

APR 8 1994

K-45064
STATUTORY WARRANTY DEED
(Individual or Corporation)

MOTOR VEHICLES DIVISION

STEVE PRESLAR AND GOLDA PRESLAR

conveys and warrants to JOSEPH A. DAVID AND KASANDRA L. DAVID & HUSBAND AND WIFE, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee,

A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 E.W.M., KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF BALSAM DRIVE WHICH BEARS S. 01°56' E. A DISTANCE OF 30.02 FEET FROM THE IRON MONUMENT MARKING THE NORTHWEST CORNER OF SAID NE1/4SW1/4; THENCE S. 01°56' E. ALONG THE WEST LINE OF SAID NE1/4SW1/4 A DISTANCE OF 549.98 FEET TO A 5/8" IRON PIN; THENCE N. 89°49' E. A DISTANCE OF 150.0 FEET TO A 5/8" IRON PIN; THENCE N. 01°56' W., PARALLEL WITH THE WEST LINE OF SAID NE1/4SW1/4, A DISTANCE OF 550.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID BALSAM DRIVE; THENCE S. 89°49' W. ALONG SAID SOUTH LINE A DISTANCE OF 150.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:
RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 48,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 22nd day of April 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Steve Preslar
STEVE PRESLAR

X Golda Preslar
GOLDA PRESLAR

ICANHO
STATE OF OREGON, County of Twin Falls ss.
The foregoing instrument was acknowledged before me this 22nd day of April 19 93 by Steve Preslar and Golda Preslar

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co
on this 1st day of June A.D. 19 94
at 10:26 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 17171.
Evelyn Biehn County Clerk
By Pauline Mullender
Deputy.

Fee. \$20.00

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDERS USE

Certified as a true and correct copy of
the original.

KLAMATH COUNTY TITLE COMPANY

Sammy Allen

AUG 8 2 1993
MOTOR VEHICLES DIVISION