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06-07-94A09:10 RCVD

Volm94 Page 17724

* * W A R R A N T Y D E E D * *

(OREGON STATUTORY FORM)

WE, DAVID PITZER and CAROL PITZER, also known as CAROL J. PITZER, husband and wife (Grantors),

do grant, release, convey and warrant to:

DAVID PITZER and CAROL J. PITZER, TRUSTEES
of the PITZER FAMILY TRUST,
u.a.d. JUNE 3, 1994 (Grantees),

the following described real property situated in KLAMATH COUNTY in the State of OREGON, to-wit:

PARCEL 1:
LOT TEN (10), Block Five (5), TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the County Clerk's office, Klamath County, Oregon.

PARCEL 2:
LOT TEN (10), Block One (1) of LATAKOMIE SHORES, according to the official plat thereof on file in the County Clerk's office, Klamath County, Oregon.

FOR ADDITIONAL PARCELS SEE EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The said properties are free from encumbrances except: Covenants, conditions, restrictions, liens and easements of record.

The true CONSIDERATION for this conveyance is NONE. The Transfer is to Inter Vivos Trust of DAVID PITZER and CAROL J. PITZER.

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 USES.

DATED this 3rd day of JUNE, 1994.

x David Pitzer
DAVID PITZER

x Carol Pitzer
CAROL PITZER, aka

x Carol J. Pitzer
CAROL J. PITZER

STATE OF OREGON)
) ss.
County of KLAMATH)

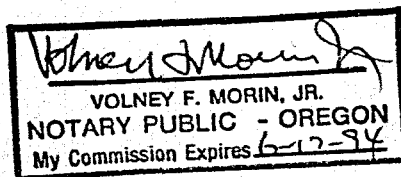
On this 3rd day of JUNE, 1994, personally appeared the above named DAVID PITZER and CAROL PITZER, also known as CAROL J. PITZER, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

MAIL RECORDED DEED and, until a change is requested, all TAX STATEMENTS to:

MR. & MRS. DAVID PITZER
1441 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603

WARRANTY DEED - PAGE 1 of 2



(NOTARY SEAL)

PARCEL 3:

Lot 36 in Block 28 of Tract 1113, Oregon Shores Subdivision Unit #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4:

Lot 12 in Block 1 of Latakomie Shores, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

Lot 6 in Block 6 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: contracts and/or liens for irrigation and/or drainage, the schedule of exclusion from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

PARCEL 6:

That portion of Government Lots 11 and 14 lying East of State Highway #427 and South of Lake Forest Road, in Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of the above described parcel, said beginning point also being the Northwest corner of Lot 51, Block 22, Tract 1113 - Oregon Shores - Unit 2; thence S. $0^{\circ}09'35''$ W. along the Westerly line of said Block 22, a distance of 180 feet to a point; thence West 241 feet; thence N. $0^{\circ}09'35''$ E. a distance of 180 feet to the South line of Lake Forest Road; thence East along said South line a distance of 241 feet to the point of beginning.

ALSO Beginning at the Northeast corner of the above described parcel, said beginning point also being the Southeast corner of parcel of land deeded to Alfred L. Edgar and Judy A. Edgar in Volume M88 page 3461, on March 11, 1988, said point lying S. 0°09'35" W., 180 feet from the Northwest corner of Lot 51, Block 22, Tract 1113 - Oregon Shores - Unit 2; thence continuing S. 0°09'35" W. along the Westerly line of said Block 22, a distance of 180 feet to a point; thence West a distance of 241 feet; thence N. 0°09'35" E. a distance of 180 feet to the Southerly line of parcel deeded in Volume M88 page 3461 on March 11, 1988, thence East along said Southerly line a distance of 241 feet to the point of beginning.

(FOR RECORDER'S USE)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin Jr. the 7th day
of June A.D., 19 94 at 9:10 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 17724.

FEE \$35.00

Evelyn Biehn . County Clerk

By D. Sussner & Mulendrar