

MTC 23888 MK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALLEN C. KLUS and IRENE R. KLUS, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND D. RICKARDS and GAIL H. RICHARDS, as tenants by the entirety, hereinafter called the grantees, does hereby grant, convey, sell and convey unto the said grantees 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 CLATSOP and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 30.830.

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 apparent upon the land, if any, as the date of this deed and that 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 \$ 125,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of June, 19 94; 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.  
June 30th 19 94

Personally appeared the above named  
ALLEN C. KLUS  
IRENE R. KLUS

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

Before me:

Mary Kenneally  
Notary Public for Oregon

My commission expires 4/20/96



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

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_ by \_\_\_\_\_

pre sident, and by \_\_\_\_\_

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SFAL)

ALLEN C. KLUS and IRENE R. KLUS

GRANTOR'S NAME AND ADDRESS

RAYMOND D. RICKARDS and GAIL H. RICHARDS  
27431 ROCKY POINT ROAD  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
RAYMOND D. RICKARDS and GAIL H. RICHARDS  
27431 ROCKY POINT ROAD  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, &

Use a change of address if all my addresses shall be sent to the full of the page

RAYMOND D. RICKARDS and GAIL H. RICHARDS  
27431 ROCKY POINT ROAD  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, &

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/rel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The W1/2 E1/2 SE1/4 SE1/4 and the W1/2 SE1/4 SE1/4 of Section 27, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2**

A portion of the NW1/4 of Section 35 and the NE1/4 of Section 34, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 45' 11" West, along the North line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89 degrees 52' 28" West, along the North line of Section 34, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, a distance of 379.40 feet; thence South 00 degrees 07' 32" East, a distance of 30.00 feet; thence North 89 degrees 52' 28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89 degrees 45' 11" East, on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW1/4 of the NW1/4 of said Section 35; thence North along the East line of the said NW1/4 of the NW1/4 a distance of 30.00 feet to the point of beginning.

**PARCEL 3**

A parcel of property located in the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of Highway 62 and the North line of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 45' 11" West, along the North line of said Section 35, a distance of 176.00 feet more or less to the Northwest corner of the NE1/4 of the NW1/4 of said Section 35; thence South 00 degrees 09' 55" East, along the Westerly line of said NE1/4 of the NW1/4 of said Section 35, a distance of 259.5 feet; thence North 89 degrees 45' 11" East, parallel to the North line of said NE1/4 of the NW1/4, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said Westerly right of way line, a distance of 271.83 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of property located in the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE1/4 of the NW1/4; thence South 00 degrees 09' 55" East, along the Westerly line of the said NE1/4 of the NW1/4 a distance of 229.5 feet; thence North 89 degrees 45' 11" East, parallel with the North line of said NE1/4 of the NW1/4, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said right of way line, a distance of 240.95 feet, more or less, to a point 30.00 feet Southerly from the North line of the NE1/4 NW1/4 when measured at right angles to the North line of said NE1/4 of the NW1/4; thence South 89 degrees 45' 11" West, on a parallel to and 30.00 feet distant from the North line of said NE1/4 of the NW1/4, a distance of 185.6 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day  
of July A.D., 1994 at 11:25 o'clock A. M., and duly recorded in Vol. M94  
of Deeds on Page 20547

FEE \$35.00

Evelyn Biehn County Clerk

By Barbara M. Henderson