

83788

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J. L. HARRIS and THELMA L. HARRIS, hereinafter referred to as Grantors, do hereby grant, bargain sell and convey unto JAMES LESTER HARRIS and THELMA LORENE HARRIS LIVING TRUST 1994, hereinafter referred to as Grantee, its heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

That portion of Lot 1, Block 1 of Pine Grove Ranchettes, a duly recorded subdivision of Klamath County, Oregon, described as follows: BEGINNING at the Northwest corner of said Lot 1; thence South 01 degrees 48'53" West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72 degrees 46'40" East along the Southerly line of said Lot 1 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 feet radius curve to the left (delta-7 degrees 00'11", 32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said Lot line North 00 degrees 08'00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89 degrees 58'00" West along said Lot line 132.20 feet to the point of beginning.

SUBJECT TO; (1) Easements and rights of way of record or apparent on the land; (2) 1972-73 and subsequent taxes; (3) all contracts, statutes, regulations, water rights, proceedings, taxes and assessments relating to irrigation, drainage or reclamation which may affect said land; and (4) rules, regulations and tariffs of Mallory Enterprises Public Utility and (5) conditions and restrictions shown on the recorded plat and recorded Declaration of Conditions and Restrictions of Pine Grove Ranchettes.

to have and to hold the same unto Grantee, its heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantee, its heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$0.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 5th day of July, 1994.

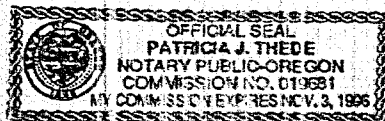
STATE OF OREGON)
County of Klamath) ss.

Before me this 5 day of July, 1994, personally appeared the above-named Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)
WARRANTY DEED - PAGE 1

Thelma L. Harris Trustee
James L. Harris

Patricia J. Thede
Notary Public for Oregon
My Commission Expires: 11-3-96



J. L. HARRIS
629 Jefferson St.
City

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Lester Harris the 5th day of July A.D., 1994 at 2:07 o'clock P.M., and duly recorded in Vol. MS4 of Deeds on Page 20807

FEE \$30.00

Evelyn Biehn County Clerk
By *S. C. Anderson* *J. B. Anderson*