

84075



KLAMATH COUNTY TITLE COMPANY

07-11-94 10:55 RCVD

Vol. 94 Page 21329

K-46870

STATUTORY WARRANTY DEED (Individual or Corporation)

BETTY LOUISE BRUNER

conveys and warrants to WESLEY I. EDENS and SUSAN M. EDENS, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AS THOUGH FULLY SET FORTH HEREIN.

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 \$ 40,000.00 (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 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.

DATED this 8th day of July 19 94

a corporate grantor, it has caused its name to be signed by

Betty Louise Bruner
BETTY LOUISE BRUNER

STATE OF OREGON, County of KLAMATH

The foregoing instrument was acknowledged before me
this 8th day of July 19 94
by BETTY LOUISE BRUNER

CORPORATE ACKNOWLEDGEMENT

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

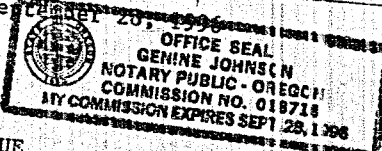
Notary Public for Oregon

My commission expires: September 20, 1996

Notary Public for Oregon

My commission expires: _____

After recording return to:
WESLEY I. EDENS
SUSAN M. EDENS
4427 DENVER AVENUE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP



THIS SPACE RESERVED FOR RECORDER'S USE

Until a change is requested all tax statements shall be sent to the following address:
Same as above

EXHIBIT "A"

21330

A parcel of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF Section 11, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60-foot roadway from which the section corner common to Section 2, 3, 10, and 11, Township 39 South, Range 9, E.W.M. bears South 89°44' West along the center line of said roadway a distance of 811.9 feet to a point in the West boundary of said Section 11 North 0°13' West along the section line 1662.5 feet, running thence North 89°44' East along the center line of the above mentioned roadway a distance of 67.5 feet; thence North 0°7' West 331.85 feet, more or less, to a point in the Northerly boundary of said N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11; thence South 89°47' West along said boundary 67.5 feet; thence South 0°7' East 331.9 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 11th day
of July A.D., 1994 at 10:55 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 21329

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene Musselwhite