

86074
Aspen
TITLE & ESCROW

Vol. m94 Page 25411

TITLE & ESCROW, INC.

WARRANTY DEED

#03041916
AFTER RECORDING RETURN TO:
DIANA ODEH

7255 SOUTH 6TH ST.
KLAMATH FALLS, OR 97603

KLAMATH RIVER ACRES OF OREGON, LTD hereinafter called GRANTOR(S), convey(s) to DIANA ODEH and ANESTI N. AUDEH, each as to an undivided 50% interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$16,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of July, 1994.

KLAMATH RIVER ACRES OF OREGON, LTD

BY: BENJAMIN HARRIS
BENJAMIN HARRIS, GENERAL PARTNER

[illegible]

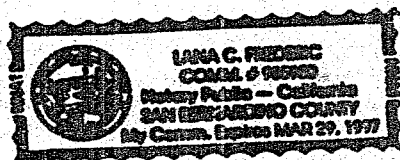
The foregoing instrument was acknowledged before me this day of July, 1994, by BENJAMIN HARRIS, GENERAL PARTNER.

Before me: _____
Notary Public for California
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SAN BERNARDINOOn 8-3-94 before me, LANA C. FREDERIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared BENJAMIN HARRIS
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument on behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lana C. Frederic
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT WARRANTY DEED

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

©1993 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

BY SIGNING THIS INSTRUMENT, THE SIGNER(S) HEREBY CERTIFY THAT THE SIGNER(S) IS/ARE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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EXHIBIT "A"

25413

PARCEL 1:

A parcel of land situated in the NW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89 degrees 47' 18" West 137.90 feet; thence from said point of beginning North 89 degrees 14' 18" East along the North line of said Section 6, 67.90 feet to a 5/8" iron pin; thence South 00 degrees 07' 06" East 193.25 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88 degrees 57' 00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00 degrees 07' 06" West 194.24 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in the NW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89 degrees 47' 18" West 70.00 feet; thence from said point of beginning North 89 degrees 47' 18" East along the North line of said Section 6, 67.90 feet to a 5/8" iron pin; thence South 00 degrees 07' 06" East 194.24 feet to a 5/8" iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88 degrees 57' 00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8" iron pin; thence North 00 degrees 07' 06" West 195.24 feet to the point of beginning.

EXHIBIT "A" CONTINUED

25414

PARCEL 3:

A parcel of land situated in the NW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pipe on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89 degrees 47' 18" West, 205.80 feet; thence from said point of beginning North 89 degrees 47' 18" East along the North line of said Section 6, 69.66 feet to a 5/8" iron pin which is located South 89 degrees 47' 18" West 60.00 feet from the Northwest corner of that certain parcel of land recorded in M-77 at Page 8510, Deed Records of Klamath County, Oregon; thence South 00 degrees 16' 59" West, 60.00 feet Westerly at right angles and parallel to the Westerly line of said parcel recorded in M-77 at Page 8510, 192.26 feet to a 5/8" iron pin on the Northerly right of way line of said Klamath Falls-Ashland Highway; thence South 88 degrees 57' 00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 68.32 feet to a 5/8" iron pin; thence North 00 degrees 07' 06" West 193.25 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM any portion thereof contained in Deed to Klamath County recorded September 3, 1970 in Book M-70 at Page 7816.

CODE 21 MAP 4008-6BB TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Aug A.D., 19 94 at 3:50 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 25411
FEE \$45.00
By Evelyn Biehn County Clerk
Pauline Mullendore