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10-18-94P03:17 RCVD

K-46318

STATUTORY WARRANTY DEED

Vol. m94 Page 32368

CHARLES M. CLENDENIN AND CATHERINE S. CLENDENIN, AN ESTATE IN FEE SIMPLE AS
TENANTS BY THE ENTIRETY

conveys and warrants to Monte L. Passmore and Terri Passmore, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except
as specifically set forth herein:

AS ATTACHED HERETON ON EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN.

This property is free of liens and encumbrances, EXCEPT: All easements,
covenants, conditions, restrictions, reservations, rights of way and
provisions of record, if any.

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.

The true consideration for this conveyance is \$ 195,000.00

DATED this 17th day of March 1994.

Charles M. Clendenin

CHARLES M. CLENDENIN

Catherine S. Clendenin

CATHERINE S. CLENDENIN

STATE OF OREGON, }

County of _____ }

} ss.

see attached notary

BE IT REMEMBERED, That on this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for said County and
State, personally appeared the within named CHARLES M. CLENDENIN and
CATHERINE S. CLENDENIN

known to me to be the identical individual(s) described in and who executed
the within instrument and acknowledged to me that they executed the same
freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand
and affixed my official seal the day and year
last above written.

Notary Public for Oregon.

My Commission expires _____

Title Order No. K-46318

Escrow No. 945219AT / 1909-33236

After recording return to:

Monte L. & Terri Passmore

8353 Arant Road

Klamath Falls, OR 97603

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

Monte L. & Terri Passmore

8353 Arant Road

Klamath Falls, OR 97603

32369

EXHIBIT "A"

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which bears North 00° 04' 18" West a distance of 30.0 feet from the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, said beginning point being on the Northern line of Arant Road; thence continuing North 00°04'18" West 268.35, feet to a point, said point being the Southwest corner of Parcel 2 of Minor Land Partition 31-84 filed in the office of the County Clerk, Klamath County, State of Oregon, June 5, 1984; thence along the Southern line of said Parcel 2 and Parcel 3 of said Minor Land Partition 31-84 the following distances, North 89°39'43" East 252.50 and North 89°19'32" East 182.93 feet to the Southeast corner of said Parcel 3 of Minor Land Partition 31-84, said point also being on the Western Lot line of Lot 13, Block 1 "Vale Dean Canyon Tract 1198"; thence along said Western lot line of said Lot 13, South 00°52'35" East 240.19 feet to the Southwest corner of said Lot 13; thence along the Southern line of said Lot 13 and 14, Block 1 of said subdivision North 89°45'36" East 427.52 feet to the Southeast corner of said Lot 14, Block 1; thence South 00°14' 24" East 10.00 feet to a 5/8 inch iron pin marking the beginning of a curve; thence Southwesterly along the arc of a 20 foot radius curve to the right a distance of 31.42 feet to 5/8 inch iron pin on the Northern line of Arant Road; thence along said Northern line of Arant Road South 89°45'36" West 846.38 feet to the point of beginning.

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

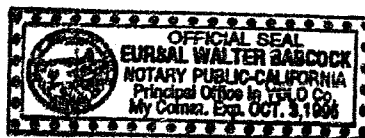
STATE OF CALIFORNIA)

COUNTY OF Yolo)On 3-17-94 before me, Eursal Walter Babcock, Notary Public.
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Charles M. Clendenin AND Catherine J. Clendenin
 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 the person(s), or the entity upon behalf of which the
 person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Eursal Walter Babcock (SEAL)
 NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Statutory Warranty Deed
 DATE OF DOCUMENT 3-17-94 NUMBER OF PAGES 2
 SIGNER(S) OTHER THAN NAMED ABOVE None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 18th day
 of Oct A.D., 19 94 at 3:17 o'clock PM., and duly recorded in Vol. M94
 of deeds on Page 32368

FEE \$40.00

Evelyn Biehn
 By Evelyn Biehn County Clerk