

91382

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Tony M. Klobucar and Christine F. Klobucar

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tony M. Klobucar and Christine F. Klobucar, DBA The New Beatty Store hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached Exhibit A, which is incorporated by this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any and apparent upon the land,

and that grantor will warrant and forever defend the 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument at this 1st day of Oct, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 USE.

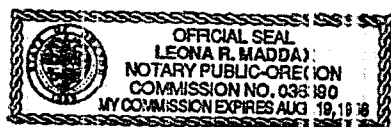
Tony M. Klobucar
Tony M. Klobucar

Christine F. Klobucar
Christine F. Klobucar

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Oct 1, 1994, by Tony M. Klobucar and Christine F. Klobucar

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



Leona R. Maddox
Notary Public for Oregon
My commission expires August 19, 1998

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):

Aspen Title & Escrow
Collection Department

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

PARCEL 1:

Beginning at a point which is 30 feet North and 212 feet East from the Southwest corner of lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence due East along the State Highway, 132 feet; thence due North 132 feet; thence West 116 feet; thence North 198 feet; thence West 16 feet; thence South 330 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: A seven foot strip of land situated in said Lot 29, in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin located North a distance of 30.0 feet and East a distance of 344.0 feet from the iron pipe marking the Southwest corner of said Section 14; thence North a distance of 132.0 feet to an iron pin; thence West a distance of 7.0 feet to an iron pin; thence South a distance of 132.0 feet to an iron pin; thence East a distance of 7.0 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence East 228 feet; thence North 162 feet to the place of beginning; thence North 198 feet; thence East 109.4 feet; thence South 198 feet; thence West 109.4 feet to the place of beginning in SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

A parcel of land situated in Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 337.4 feet East and 162 feet North of the quarter corner common to Sections 15, 14, 22 and 23, Township 36 South, Range 12 East of the Willamette Meridian, which point is the Southeast corner of property described in Deed Volume 74 at page 607 and the true point of beginning; thence East to the Southwest corner of property described in Deed Volume 76 at page 403; thence North 208.75 feet to a point on the South line of property described in Deed Volume 116 at page 175; thence West along the South line of said parcel described in Deed Volume 116 at page 175 to the Southwest corner of said parcel; thence North 208 feet along the West line of said parcel to a point on the South line of parcel described in Deed Volume 117 at page 375; thence West along the South line of said parcel described in Deed Volume 117 at page 375 to the Southwest corner of said parcel; thence South 218.9 feet, more or less, to the Northwest corner of property described in Deed Volume 74 at page 607; thence East 109.4 feet along the North line of said parcel described in Deed Volume 74 at page 607 to the Northeast corner of said parcel; thence South along the East line of said parcel, 198 feet to the point of beginning.

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Exhibit "A" continued ...

PARCEL 4:

Beginning at a point which is 30 feet North and 30 feet East of the Southwest corner of Lot 29 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence due East 177 feet along the state highway to the point of beginning; thence at right angles due North 330 feet; thence East 5 feet; thence South 330 feet; thence West to the point of beginning.

Subject to the following:

1. Limited access of State Highway, Klamath Falls-Lakeview Highway.
2. Rights of the public in and to any portion of the herein described premises lying within boundaries of roads or highways.

3. Conditions and Restrictions in Patent:

Recorded: October 30, 1923
Book: 63
Page: 107

4. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject, and reservation of all sub-surface rights except water as reserved under provisions of Land Status Report recorded in Book 304 at Pages 284 and 286, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Spun Title Company the 21st day
of November A.D., 19 94 at 10:45 o'clock A. M. and duly recorded in Vol. M94
of Deeds on Page 35674

FEE \$40.00

Evelyn Brehm,
By [Signature] County Clerk