

1936

06-23-95A10:25 RCVD

16475

## WARRANTY DEED

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MTC 35517 MK

JOHN D. PIERCE and DAWN E. PIERCE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to  
BONNIE J. GORDON,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1728 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 23rd day of June, 1995

John D. Pierce  
JOHN D. PIERCE

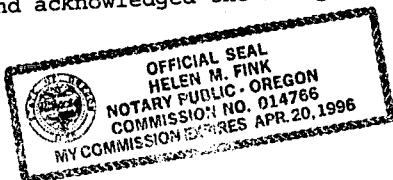
Dawn E. Pierce  
DAWN E. PIERCE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 23 19 95

COUNTY OF Klamath

Personally appeared the above named John D. Pierce and Dawn E. Pierce  
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:

BONNIE J. GORDON  
1728 LOGAN STREET  
KLAMATH FALLS, OR 97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land being a portion of Lots 5 and 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Logan Street from which point a 1/2" iron pin marking the Southeast corner of Lot 6, Vicory Acres, bears South 00 degrees 38' 00" East 133.05 feet distant; thence South 89 degrees 03' 30" West 100.00 feet; thence North 00 degrees 38' 00" West 9.19 feet; thence South 89 degrees 03' 30" West 20.00 feet; thence North 0 degrees 38' 00" West 67.81 feet; thence North 89 degrees 03' 30" East 16.67 feet; thence North 0 degrees 38' 00" East 5.00 feet; thence North 89 degrees 03' 30" East 103.33 feet to a point on the Westerly right of way line of Logan Street; thence along said right of way line South 00 degrees 38' 00" East 82.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day  
of June A.D., 19 95 at 10:25 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 16475.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
*[Signature]*