

K-48433
WARRANTY DEED

Jerry M. Menestrina and Nancy K. Menestrina, GRANTORS, convey and warrant to Ramon West and Lisa M. West, GRANTEES, the following described real property free of encumbrances except for conditions, restrictions, and easements of record:

Attached Exhibit "A".

The true consideration for this conveyance is _____.

DATED this _____ day of October, 1992.

October, 1992.

Jay M. M. A.
Nancy K. Menestrina

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM AND FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Jerry M. Menestrina and Nancy K. Menestrina, and acknowledged the foregoing instrument to be their voluntary act and deed this 19th day of October, 1992.

BEFORE ME:

Diana Buckingham
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/1992

After recording, return to:

Ramon West
5911 Henley Rd
Klamath Falls, OR 97603

Until a change is requested, mail all tax statements to:

no change

TAX ACCOUNT NO.: 3909-2500-700

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A tract of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25 Township 39 South, Range 9 E.W.M., more particularly described as follows: Commencing at the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25; thence South 89°33' West on centerline of Henley Road 2172.58 feet; North 0°39' East 30.01 to the point of beginning; thence North 0°39' East 563.83 feet to an iron pipe on the Northwesterly boundary of the A-4-B Lateral; thence North 51°28' East on said Lateral 739.12 feet; thence South 89°58' West 1062.75 feet, more or less, to the West boundary of Section 25; thence South 0°20' West along West boundary of Section 25, 1027.46 feet to the North boundary of Henley Road; thence North 89°33' East along said road 484.17 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 Company the 26th day
of March A.D., 19 96 at 3:21 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 8343.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *Clayton Russell*