



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044796

## AFTER RECORDING RETURN TO:

Daniel W. Lee  
5910 Denver Avenue  
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

HENRY L. MEARS, JR., who acquired title as Henry L. Mears, II  
and KAREN L. MEARS, husband and wife, hereinafter called  
GRANTOR(S), convey(s) to DANIEL W. LEE, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

*Jul* 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  
\$83,000.00.

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 3rd day of July, 1996.

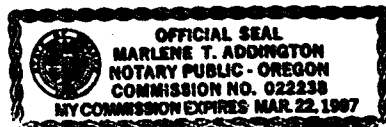
*Duane Smith*  
Henry L. Mears, Jr. by Duane Smith,  
his attorney in fact

*Karen L. Mears*  
Karen L. Mears, by Duane Smith,  
her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On July 5, 1996, personally appeared Duane Smith as attorney  
in fact for Henry L. Mears, Jr. and Karen L. Mears, and  
acknowledged the foregoing instrument to be the voluntary act  
of both he and the principals named herein.

*Marlene T. Addington*  
Notary Public for Oregon



96 JUL 17 AM 1:17

A tract of land situated in the SW 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of Kennicott Country Estates Subdivision and on the centerline of vacated Ogden Street, said point being North 89 degrees 47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence North along the centerline of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by D.V. 355, Page 104), said point also being on the Southerly right of way line of Denver Ave.; thence Easterly along the arc of said curve and the Southerly right of way line of Denver Ave. 146.38 feet; thence South 26 degrees 17' 18" East radial to said curve 100.54 feet to the East line of that tract of land described in Deed Volume 355 at Page 104, Klamath County Deed Records; thence South along the East line of said Tract 82.18 feet; thence West 185.22 feet to the point of beginning.

CODE 41 MAP 3909-12BC TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day  
of July A.D., 1996 at 11:17 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 21270.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]