

## KLAMATH COUNTY TITLE COMPANY

Vol. M96 Page 38196

K-50033-D

STATUTORY WARRANTY DEED  
(Individual or Corporation)Lawrence N. Kaylor

conveys and warrants to Michael J. Bevens, Grantor,  
the following described real property in the County of Klamath and State of Oregon, Grantee.

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

DEC -6 P3:45 \*\* and Trust Deed, including the terms and provisions thereof, given by Lawrence N. Kaylor as grantor, to Klamath County Title Company, as trustee, for Ralph R. Thexton, as beneficiary, dated January 30, 1989, recorded February 2, 1989 in Volume M-89 page 2061 Mortgage Records of Klamath County, Oregon to secure payment of \$40,750.00 which Trust Deed Grantee herein does not agree to assume and pay according to the terms and provisions contained therein.

36 This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage and \*\*

The true consideration for this conveyance is \$ 74,700.00 (Here comply with the requirements of ORS 93.030\*)

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.

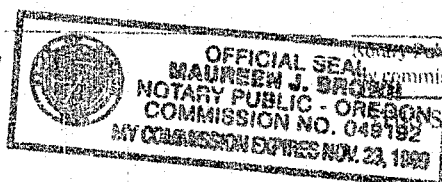
DATED this 4 day of DECEMBER 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Lawrence N. Kaylor  
Lawrence N. Kaylor

STATE OF OREGON, County of Klamath Marion )ss.  
The foregoing instrument was acknowledged before me  
this 4th day of Dec 19 96  
by Lawrence N. Kaylor

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 11-23-99



After recording return to:  
Michael J. Bevens  
P.O. Box 766  
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Same As Listed Above

## EXHIBIT "A"

All that portion of Lot 15 in Block 42 of Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point which is on the Northeasterly line of the Alameda S. 54°52' East 48.7 feet from the extreme Southeasterly corner of Lot 14, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence southeasterly along the northeasterly line of the Alameda on the arc of a 3° 55' curve 48.7 feet; thence northeasterly perpendicular to the said northeasterly line of the Alameda and to the tangent to the said curve at this point 150.4 feet; thence northwesterly along the southwesterly line of the alley through Block 42 of said Hot Springs Addition 43.4 feet; thence southwesterly along the southeasterly line of that property deeded to H. A. Cole et ux on June 18, 1926, 150.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 6th day  
of December A.D., 1996 at 3:45 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 38198

FEE \$35.00

Barnetha G. Letsch, County Clerk

By Kathleen R. Rasmussen