

37676

MTC 40818-LW  
WARRANTY DEED

Vol. 1997 Page 14817

DALE R. AWREY and TERESA M. AWREY, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DIANE L. HASEMAN and JOHN P. RADEMACHER, as tenants by the entirety,  
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:  
"TOGETHER WITH A 1968 FRONT MOBILE HOME, PLATE #X118950, VEHICLE  
#F52120567, TITLE #8432672941, WHICH IS SITUATED ON THE SUBJECT PROPERTY"

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 PER 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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 420 E. DAYSCHOOL RD., CHILOQUIN, OR 97624

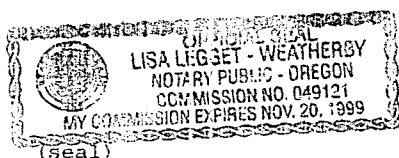
Dated this <sup>JMA</sup> 13 day of May, 1997

Dale R. Awrey  
DALE R. AWREY

Teresa M. Awrey  
TERESA M. AWREY

STATE OF OREGON  
COUNTY OF KLAMATH  
SS. MAY 13 19 97  
Personally appeared the above named DALE R. AWREY AND TERESA M. AWREY

and acknowledged the foregoing instrument to be A voluntary act.



Before me,  
Lisa Leggett-Weatherly  
Notary Public for OREGON  
My commission expires 11/20/99

ESCROW NO. MT40818-LW

Return to:  
DIANE L. HASEMAN  
420 E. DAYSCHOOL RD.  
CHILOQUIN, OR 97624

14818

# EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in that portion of Lots 25 and 32, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, lying East of the Dalles-California Highway, Klamath County, and described as follows:

Beginning at an iron pin located on the Easterly boundary of the Dalles-California Highway, said point being South 8 degrees 41' East a distance of 1860.73 feet from the iron pipe on the intersection of the North line of Lot 17 and the Easterly boundary of said Highway; thence South 89 degrees 43' East parallel with the North line of Lot 17 a distance of 250.0 feet to an iron pin; thence south 8 degrees 41' East parallel with the Dalles-California Highway, a distance of 200.0 feet to an iron pin; thence North 89 degrees 43' West parallel with the North line of Lot 17 a distance of 250.0 feet to an iron pin on the Easterly boundary of said Highway; thence North 8 degrees 41' West along the Easterly boundary of said Highway a distance of 200.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by Deed dated July 8, 1987 and recorded July 23, 1987 in Volume M87, page 13128, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ American Title \_\_\_\_\_ the 14th day  
of May A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 14817.

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose