

97 MAY 16 AM 134



## WARRANTY DEED

#05046197  
 AFTER RECORDING RETURN TO:  
 BILLY J. PIERCE  
 LOIS E. PIERCE  
2920 Ward St  
K. Falls, OR 97603

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

JOSEPH MERLINGER, JR. AND LAURIE PEACORE, hereinafter called  
 GRANTOR(S), convey(s) to BILLY J. PIERCE AND LOIS E. PIERCE,  
 Son and Mother, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS  
 OF SURVIVORSHIP, 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 . . . . .

"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, contracts and/or  
 liens for irrigation and/or drainage,

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  
 \$82,000.00.

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 13th day of May, 1997.

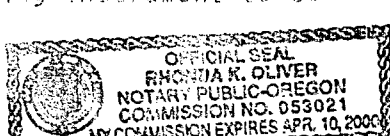
Joseph Merlinger, Jr.  
 JOSEPH MERLINGER, JR.

Laurie Peacore  
 LAURIE PEACORE

STATE OF OREGON, County of Klamath)ss.

On May 15, 1997, personally appeared Laurie Peacore and Joseph  
 Merlinger, Jr., who acknowledged the foregoing instrument to be  
 their voluntary act and deed.

Sharon KOC  
 Notary Public for Oregon  
 My Commission Expires April 10, 2000



## EXHIBIT "A"

15101

A tract of land situated in Tract 22, GEINGER'S HOME TRACTS, a duly recorded subdivision, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the southeast corner of said Tract 22; thence South 89 degrees 30' West (South 89 degree 55' West by plat) 85.00 feet; thence North 00 degrees 30' West 190.26 feet to the Southwesterly right of way line of the WayCo Railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence South 67 degrees 00' East (South 67 degrees 15' East by plat) 94.14 feet to the Northeasterly corner of said Tract 22; thence South 152.73 feet to the point of beginning.

Tax Acct. No.: 041 - 3909-2CD-6100      Key No.: 520617

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of May A.D. 19 97 at 11:34 o'clock A. M., and duly recorded in Vol. M27  
of Deeds on Page 15100

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rose