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MARTIN MARK KLOS & MARY J. CARROLL

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STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 41894-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MARTIN MARK KLOS and MARY J. CARROLL, as tenants in common hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRED C. WEAVER and ANNE I. WEAVER, as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 14th day of August, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Martin Mark Klos
MARTIN MARK KLOS

Mary J. Carroll
MARY J. CARROLL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 14, 1997,

by MARTIN MARK KLOS & MARY J. CARROLL

This instrument was acknowledged before me on _____, 19____,



Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

A parcel of land in the SW1/4 NW1/4 of Section 14, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as thus:

Beginning at a 3/4" iron pipe located South 0 degrees 05' West 165 feet from the Northeast corner of SW1/4 NW1/4 of said Section 14. This pipe is also located on the Northerly right of way of U.S.R.S Lateral A-3 and along the East line of the SW1/4 NW1/4 of said Section 14, thence South 0 degrees 05' West a distance of 610.80 feet along the East line of SW1/4 NW1/4 of said Section 14 to a 5/8" iron pin; thence, West 348.02 feet to a 5/8" iron pipe which is along the East line of a lot on the Westerly right of way of existing U.S.R.S. Lateral A-3-D; thence North 26 degrees 07' East along the Easterly lot line and Westerly right of way line of said lateral a distance of 44.3 feet to an existing 1/2" iron pipe which is the Northeast corner of lot (original Zumwalt lot); thence North 28 degrees 16' West along existing Westerly right of way of said Lateral A-3-D 286.60 feet to a 5/8" iron pin which is on the existing Northerly right of way of U.S.R.S. A-3 Lateral, thence North 66 degrees 39' East 134.60 feet (long chord on curve) to a point which is end of curve on Northerly right of way of existing said Lateral A-3; thence North 55 degrees 14' East 273.10 feet along existing Northerly right of way of said Lateral A-3 to an existing 3/4" iron pipe which is also the Southwest corner of Lot 51, Elmwood Park, thence continuing on North 55 degrees 14' East 154.00 feet to an existing 3/4" iron pipe which is the Southeast corner of said Lot 51, Elmwood Park; thence continuing along existing Northerly right of way of said Lateral A-3, North 55 degrees 14' East 36.5 feet to the point of beginning.

NOTE: The bearings of this description are based on Survey #6-136-T, Elmwood Park Subdivision and on the present existing Laterals of U.S.R.S. A-3 and A-3-D.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 14th day
of August A.D., 19 97 at 3:49 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 26759.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Katalin Rasmussen