

48513

WARRANT FOR

Page 28795

MODERNO 10 3742

REX MEINZINGER AND BONNIE MEINZINGER, GRANTOR (S), HEREBY GRANT, SELL, CONVEY, ASSIGN, AND CONVEY (HEREINAFTER REFERRED TO AS "GRANTOR (S)") TO AARON W. BREWER AND LOUIE BREWER, GRANTEE (S), HEREBY GRANT, SELL, CONVEY, ASSIGN, AND CONVEY (HEREINAFTER REFERRED TO AS "GRANTEE (S)") AND GRANTOR (S) 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 ATTACHED EXHIBIT "A" MADE A PART HEREOF

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

ALL OFFICIAL OF THE COUNTY CLERK OF Klamath County, Oregon.

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, 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 IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

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 NEW TITLE TO THE PROPERTY SHOULD FIRST WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED UNITS AND TO DETERMINE ANY LIMITS ON SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

The true and actual consideration for this conveyance is \$ 75,999.00.

Until a change is requested, all tax statements shall be sent to Grantor at the following address: 3535 HOMEDALE RD., Klamath Falls, OR 97603

Dated this 26 day of August, 1997

Rex Meinzingher
REX MEINZINGER

Bonnie Meinzingher
BONNIE MEINZINGER

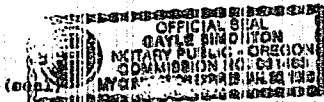
STATE OF Oregon, ss. August 26 1997

COUNTY OF Washington

Personally appeared the above named REX MEINZINGER AND

BONNIE MEINZINGER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Gayle Simon
Notary Public for Oregon
My commission expires 8/31/98

ESCROW NO. MP42217-KA

Return to:
AARON W. BREWER
3535 HOMEDALE RD.
KLAMATH FALLS, OR 97603

SEAL OF OREGON, ss.
County of Klamath

Please read at request of:

Article
on this 26 day of Sept. A.D. 1997
at 11:11 o'clock P. M. and duly recorded
in Vol. 1997 of Deeds Page 28795

Bernetha G. Litsch, County Clerk

By Kathleen Brewer

Fee \$10.00

Deputy

WITNES

1997

202215

37518

STATE OF OREGON)
County of Klamath)

I BERNETHA G. LETSCH, County Clerk of the above named County and State of Oregon do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody, IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County this 13 day of November A.D. 19 97

[Signature]

BERNETHA G. LETSCH - Klamath County Clerk
By *[Signature]* Deputy



37518

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 13 and all of Tract 14, HOMEDALE, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin at the Northwest corner of said Tract 13; thence South 43 degrees 30' East a distance of 777.00 feet to an iron pin on the Easterly corner of said Tract 14; thence South 46 degrees 30' West a distance of 300.00 feet to an iron pin on the Southerly corner of said Tract 14; thence North 43 degrees 30' West a distance of 346.00 feet to an iron pin; thence North 8 degrees 14' East a distance of 311.85 feet to an iron pin; thence North 86 degrees 22' West a distance of 124.20 feet to an iron pin in the Easterly edge of Homedale Road; thence North 0 degrees 20' East along the Easterly edge of Homedale Road a distance of 203.61 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 1: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the existing iron axle monument marking the most Easterly corner of Lot 14 in HOMEDALE; thence South 46 degrees 22' 20" West along the Southeasterly boundary of said Lot 14, 90.0 feet to a point; thence North 43 degrees 21' 40" West parallel to and 90.0 feet from the Southwesterly boundary of Walton Drive 511.1 feet to a 5/8" aluminum capped iron pin on the Easterly boundary of Parcel 2 as recorded in County Survey No. 315; thence North 8 degrees 06' 40" East along the Easterly line of Parcel 2, and as extended, 115.1 feet to a 5/8" aluminum capped iron pin on the Southwesterly boundary of Walton Drive; thence South 43 degrees 21' 40" East along the Southwesterly boundary of Walton Drive 582.3 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 2: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly boundary of Lot 14, HOMEDALE, from which the most Easterly corner of said Lot 14 bears North 46 degrees 22' 20" East, 90.0 feet distant; thence South 46 degrees 22' 20" West along the Southeasterly boundary of said Lot 14, 209.85 feet to an existing iron pin marking the most Southerly corner of said Lot 14; thence North 43 degrees 16' 30" West along the property line common to Lots 13, 14 and 25 of said HOMEDALE 345.3 feet to an existing iron pin marking the Southeast corner of Parcel 4 as recorded on County Survey No. 315; thence North 8 degrees 06' 40" East along the Easterly line of Parcels 2, 3 and 4, 267.55 feet to a 5/8 inch aluminum capped iron pin; thence South 43 degrees 21' 40" East 511.1 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded March 17, 1981 in Book M81 at Page 4832, more particularly described as follows:

A parcel of land located in Tract 13, HOMEDALE, in the County of Klamath, State of Oregon, and being a portion of that property described in that certain deed to Ralph Willard Duncan and Geneva C. Duncan, recorded in Book M66 at Page 5335, Deed Records of Klamath County, Oregon, and being described as follows:

Beginning at the Northwest corner of said Tract 13; thence South 0 degrees 20' West along the West line of Tract 13, a distance of 20 feet; thence North 68 degrees 25' East to the Northerly line of Tract 13, a distance of 14.93 feet; thence North 43 degrees 30' West along the Northerly line of Tract 13, 20 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Merititle the 13th day
of November, A.D. 19 97 at 2:55 o'clock P.M. and duly recorded in Vol. M97
of Deeds on Page 37517

FEE \$35.00

Bernetha G. Leisch, County Clerk
By Heathum Ross