

58581

MTC 44503-KA
WARRANTY DEEDVol. 1798 Page 17342

RICHARD H. COHRS and FRANCES P. COHRS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARY P. MC GUIRE,

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:
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 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.

The true and actual consideration for this conveyance is \$ 78,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6165 W. LANGELL VALLEY RD., BONANZA, OR 97623

Dated this 11 day of MAY, 1998

Richard H. Cohrs
RICHARD H. COHRS

Frances P. Cohrs
FRANCES P. COHRS

STATE OF OREGON

SS. MAY 11 1998

COUNTY OF KLAMATH

Personally appeared the above named RICHARD H. COHRS AND FRANCES P. COHRS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kirsten Jensen
Notary Public for OREGON
My commission expires 4/8/02

ESCROW NO. MT44503-KA

Return to:

MARY P. MC GUIRE
6165 W. LANGELL VALLEY RD.
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

17343

PARCEL 1:

A portion of Tract 36, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is South 89 degrees 48' East, 90 feet from the Northwesterly corner of said tract; thence South 89 degrees 48' East along the North boundary of said tract a distance of 90 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence North 89 degrees 48' West 90 feet; thence North 0 degrees 24' East 104.52 feet to the point of beginning.

PARCEL 2:

The Easterly 15 feet at the Northern boundary and continuing South on a straight line for a distance of 116.52 feet of the following described property:

Beginning at the Northwesterly corner of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon; thence South 89 degrees 48' East along the North line of said Tract 36, a distance of 90.0 feet; thence South 0 degrees 24' West parallel to the West line of said tract, a distance of 104.52 feet; thence South 46 degrees 30' West, a distance of 48.82 feet, more or less to the Southwesterly boundary of said tract; thence North 43 degrees 30' West 78.5 feet, to the Southwesterly corner of said tract; thence North 0 degrees 24' East along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning, being a portion of Tract 36, HOMEDALE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of May A.D., 19 98 at 3:28 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 17342.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Betha G. Letsch