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WARRANTY DEED

MTC 54048

KNOW ALL MEN BY THESE PRESENTS, that AARON K. SMITH AND ALLISON E. GRUENER-SMITH HUSBAND AND WIFE, herein called the Grantors, for consideration herein stated, does herein warrant grant, bargain, sell and convey unto DONALD R. GRUENER AND SUSAN E. GRUENER, HUSBAND AND WIFE herein called the Grantee, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

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.

To have and to Hold the same unto the said 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 those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Property Line Adjustment 25-00  
However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of June , 2001 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Aaron K. Smith  
Aaron K. Smith

Allison E. Gruener-Smith  
Allison E. Gruener-Smith

State of Oregon  
County of Klamath

Acknowledged before me on June 27 , 2001 by Aaron K. Smith and Allison E. Gruener-Smith as their voluntary act and deed

Kristina L. Redd  
Notary Public for Oregon

My commission expires 11/16/2003

TAXES & AFTER RECORDING RETURN TO:

Donald R. Gruener and Susan E. Gruener  
1081 Joe Wright Rd.  
Klamath Falls, OR 97603

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.  
SANDIE ENSOR

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.  
CHAD ENSOR L.S.I.T.

JUNE 20, 2001

**31194**

LEGAL DESCRIPTION OF  
LANDS ADJUSTED BY PROPERTY LINE ADJUSTMENT 25-00

A TRACT OF LAND BEING A PORTION OF PARCEL 3 OF "LAND PARTITION 52-96", SITUATED IN THE SW1/4 SW1/4 OF SECTION 28, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF PARCEL 3 OF "LAND PARTITION 52-96" FROM WHICH THE SOUTHWEST CORNER OF SECTION 28, T39S, R9EWM, BEARS S23°25'00"E 299.84 FEET, AND S89°48'44"W 637.14 FEET; THENCE S85°04'20"W 373.21 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE U.S.B.R. C-4-K LATERAL; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE N21°59'16"W 34.36 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, N87°32'08"E 378.09 FEET; THENCE S23°25'00"E 17.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 9,219 Sq./Ft., MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis A. Ensor*

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2442

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12/31/01

# MAP OF SURVEY

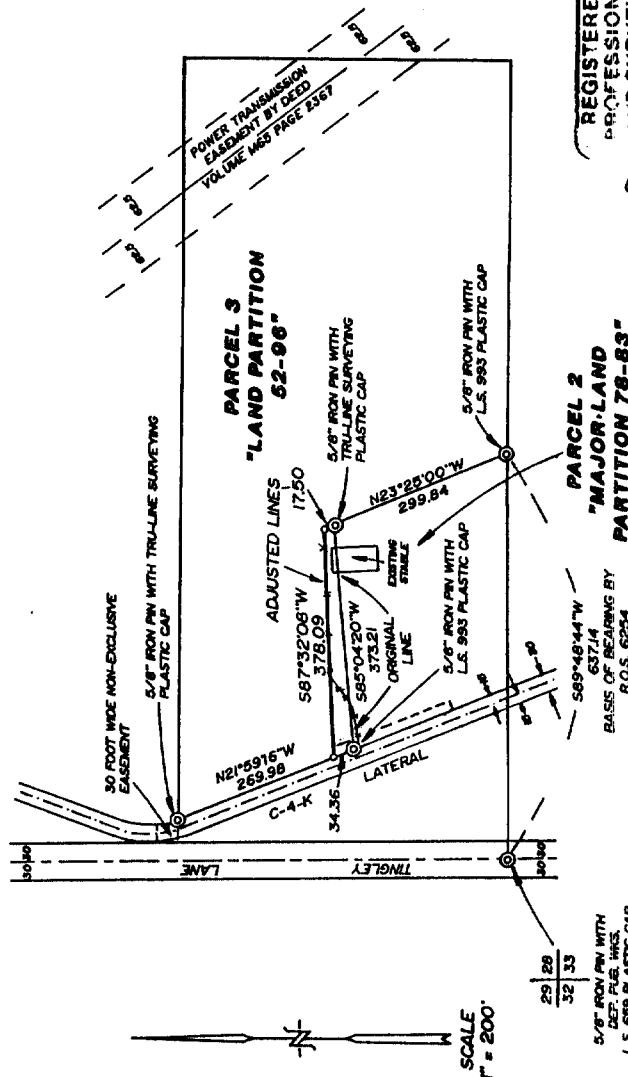
"PROPERTY LINE ADJUSTMENT 25-00"  
BEING PARCEL 3 OF "LAND PARTITION 52-96", AND PARCEL 2  
OF "MAJOR LAND PARTITION 78-83", SITUATED IN THE  
SW1/4 SW1/4 OF SECTION 28, T39S, R9EWM,  
KLAMATH COUNTY, OREGON

## LEGEND

- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING, INC. PLASTIC CAP
- ⊙ FOUND MONUMENT AS SHOWN

## NARRATIVE

"PROPERTY LINE ADJUSTMENT 25-00" WAS REQUIRED TO BE SURVEYED BY THE CONDITIONS OF APPROVAL MONUMENTS FOUND FROM R.O.S. 6254 WERE USED FOR CONTROL TO SET THE MONUMENTS AS SHOWN



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis A. Ensor*

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2462

EXPIRES 12/31/01

TRU SURVEYING, INC. LINE  
2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603

SURVEYED FOR	DONALD GRUENER
SURVEYED BY	DAE & D.J.M. 6 / 01
MAPPED BY	D.J.M. 6 / 01
CHECKED BY	DAE 6 / 01

FILED  
IN THE OFFICE OF THE KLAMATH  
COUNTY SURVEYOR THIS 21 DAY  
OF JUNE 21 01

State of Oregon, County of Klamath  
Recorded 06/28/01, at 11:18 a. m.  
In Vol. M01 Page 31193  
Linda Smith,  
County Clerk Fee \$ 31.00

\*6999