

WARRANTY DEED

MTC - 8339 L

76856

KNOW ALL MEN BY THESE PRESENTS, That Don Kinsey and Verda Kinsey, Husband and Wife and Mary Bray and Dan Kinsey, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Howard Ray Mueller and Kristine Louise Mueller, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Lot 11, Block 1 of Subdivision of Tract 2B, Homedale, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 59° 53' West 150.0 feet from the Southeast corner of said Lot 11; thence North 59° 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin; thence North 12° 02' East 109.0 feet to an iron pin; thence South 62° 03' East 65.0 feet to an iron pin; thence South 7° 40' West 114.8 feet more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,900.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all 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 14 day of November, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
November 14, 1979

Personally appeared the above named Don Kinsey and Verda Kinsey and Dan Kinsey and Mary Bray

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Linda Stalle
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: July 13, 1981

STATE OF OREGON, County of Klamath, 1979 ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	
Howard Mueller and Kristine Mueller	
5503 Leland	
Klamath Falls, Oregon 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
as above	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

26610

SUBJECT TO:

- 1 The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
- 2 The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3 Assessment, if any, due to the City of Klamath Falls, for water use.
- 4 Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- 5 Right of Way to California-Oregon Power company recorded June 23, 1930 in Volume 91, page 410, Deed Records of Klamath County, Oregon, as disclosed by Deed recorded in Volume M76, page 19945, Microfilm Records of Klamath County, Oregon.
- 6 Right of Way Easement, including the terms and provisions thereof, as disclosed by instrument recorded in Volume 100, page 493, Recorded of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 11th day of November A.D., 19 79 at 2:48 o'clock P M., and duly recorded in Vol M-79 of Deeds on Page 26809.

FEE \$7.00

WM. D. MILNE, County Clerk

By Jacqueline J. Mettee Deputy