

10728 MTC-11210

WARRANTY DEED

Vol. M82 page 4423

KNOW ALL MEN BY THESE PRESENTS, That
 Carl L. Mears and Loretta Mears, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Sun Country Real Estate

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:

SEE ATTACHED LEGAL DESCRIPTION

(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.

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 \$ EXCHANGE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 8th day of April, 1982;
 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.

Carl L. Mears
 Carl L. Mears

Loretta Mears
 Loretta Mears

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath,
 April 8, 1982.

Personally appeared the above named
 Carl L. Mears and Loretta
 Mears

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

Personally appeared

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

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:

Carl L. Mears and Loretta Mears

GRANTOR'S NAME AND ADDRESS

Sun Country Real Estate
 1453 Esplanade

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 1982,
 at o'clock M., and recorded
 in book on page or as
 file/rec. number
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

Recording Officer

Deputy

By

DESCRIPTION

PARCEL 1:

A Tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a one-half inch iron pin on the East line of said Section 9, said point being South 00°08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00°08' West along the East line of said Section 9 a distance of 208.71 feet to a one-half inch iron pin; thence North 89°52' West a distance of 208.71 feet to a one-half inch iron pin; thence North 00°08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half inch iron pin; thence South 89°55' East a distance of 208.71 feet to the point of beginning.

PARCEL 2:

A Tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East section line of said Section 9 which is South 00°08' West a distance of 238.71 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9 and said point being the Southeast corner of that certain tract of land described as Parcel 1 in the deed recorded April 28, 1966 in Volume M66 at page 3788 of Klamath County, Oregon Deed Records; thence South 00°08' West along said East line of Section 9 a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelda Croft by deed recorded in Volume M66 at page 6590 of Klamath County, Oregon Deed Records; thence North 89°52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft tract; thence North 0°08' East parallel with said East line of said Section 9, a distance of 160.83 feet, more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed recorded in Volume M66, page 3788 of Klamath County, Oregon Deed Records; thence South 89°52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the premises herein described lying within the limits of the streets, roads or highways.
2. Right of way for transmission and incidentals as conveyed to the Pacific Telephone and Telegraph Company by instrument recorded August 1, 1942 in Volume 149, Page 41, Deed Records of Klamath County, Oregon.
3. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: September 20, 1976
 Recorded: September 24, 1976
 Volume: M76, page 15089, Microfilm Records of Klamath County, Oregon
 Amount: \$34,000.00
 Grantor: Carl L. Mears and Loretta Mears, husband and Wife
 Trustee: William Ganong Jr.
 Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
 SAID TRUST DEED BUYER AGREES TO ASSUME AND PAY....

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:
 Dated: September 24, 1981
 Recorded: September 29, 1981
 Volume: M81, page 17294, Microfilm Records of Klamath County, Oregon
 Amount: \$14,673.27
 Grantor: Carl L. Mears and Loretta Mears,
 Trustee: Transamerica Title Insurance Company
 Beneficiary: CIT Financial Services
 SAID TRUST DEED BUYERS AGREES TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 8 day of April A.D. 1982 at 3:46 o'clock P.M., and
 duly recorded in Vol. M 82 of Deeds on Page 4423

Fee \$8.00

By EVLYN BEHN, County Clerk
Boye McArthur