

MOUNTAIN TITLE COMPANY INC.

31593

MTC 12802

WARRANTY DEED

Vol. M83 Page 21383

KNOW ALL MEN BY THESE PRESENTS, That HUBERT C. VANDERHOFF, JR. AND EFFIE D. VANDERHOFF, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. CUNNINGHAM AND LINDA L. CUNNINGHAM, Husband and Wife

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

MOUNTAIN TITLE COMPANY INC.

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

(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 those of record and apparent to the land, including but not limited to that certain Boundary Line Agreement dated October 31st, 1983 and recorded December 8th, 1983 in Volume m83 at Page 20942 Microfilm Records of Klamath County, Oregon. 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 \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part 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 13th day of December, 1983; 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
County of Klamath
December 13, 1983

Hubert C. Vanderhoff, Jr. and Effie D. Vanderhoff, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1983 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:

Mr. and Mrs. Hubert C. Vanderhoff, Jr.
8448 Booth Road
Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Michael Cunningham
5197 Ankeny
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Michael Cunningham
5197 Ankeny
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY INC.

A parcel of land situated in the $W\frac{1}{2}SE\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said $W\frac{1}{2}SE\frac{1}{4}$, and being North $89^{\circ} 53' 08''$ West 700.71 feet from the CE 1/16 corner of said Section 7, (North $89^{\circ} 54' 08''$ West 707 feet by Deed Volume 353, page 23, of Klamath County Deed Records); thence South $00^{\circ} 15' 14''$ West 1942.50 feet to a $\frac{5}{8}$ " iron pin with plastic cap on the Northerly right of way line of the O.C.&E. Railroad (South $00^{\circ} 25' 14''$ West 1943.5 feet, more or less, by said Deed Volume 353, page 23); thence South $66^{\circ} 52' 30''$ East along said right of way line, 750.48 feet to a $\frac{5}{8}$ " iron pin with plastic cap (South $66^{\circ} 45' 14''$ East 786.3 feet, more or less, by said Deed Volume 353, page 23); thence North $00^{\circ} 29' 26''$ East (North by said Deed Volume 353, page 23), along the East line of said $W\frac{1}{2}SE\frac{1}{4}$, 408.11 feet to a $\frac{5}{8}$ " iron pin with plastic cap; thence Southwesterly along the Northwesterly line of a ditch the following courses and distances, with each angle point marked by a $\frac{5}{8}$ " iron pin with plastic cap: South $61^{\circ} 41' 35''$ West 69.98 feet, South $52^{\circ} 34' 28''$ West 99.89 feet, South $47^{\circ} 26' 28''$ West 99.64 feet, and South $34^{\circ} 11' 16''$ West 69.28 feet; thence North $72^{\circ} 13' 26''$ West 430.86 feet to a $\frac{5}{8}$ " iron pin with plastic cap; thence North $00^{\circ} 15' 14''$ East 1916.13 feet to the North line of said $W\frac{1}{2}SE\frac{1}{4}$; thence North $89^{\circ} 53' 08''$ West (North $89^{\circ} 54' 08''$ West by said Deed Volume 353, page 23) 30.00 feet to the point of beginning with bearings based on Survey No. 2834, as recorded in the Office of the Klamath County Surveyor.

TOGETHER WITH a strip of land lying between the West line of the $E\frac{1}{2}SE\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, and the existing fence line within the said $E\frac{1}{2}SE\frac{1}{4}$, said strip of land being more particularly described as follows:

Beginning at a point marked by a $\frac{5}{8}$ " iron pin with plastic cap on the West line of said $E\frac{1}{2}SE\frac{1}{4}$, said point being South $00^{\circ} 29' 26''$ West 1827.79 feet from the CE 1/16 corner of said Section 7; thence South $00^{\circ} 29' 26''$ West 408.11 feet to a $\frac{5}{8}$ " iron pin with plastic cap on the Northerly right of way line of the O.C.&E. Railroad; thence South $66^{\circ} 52' 30''$ East along said right of way line, 34.9 feet, more or less, to the said existing fence line; thence Northerly along said existing fence line, 422 feet, more or less, to the centerline of an existing drain ditch; thence Westerly 27 feet, more or less, to the point of beginning, with bearings based on recorded Minor Land Partition 49-83.

The Easterly line of the above described strip of land being the existing fence line, is intended to be the property line of the easterly and westerly adjacent ownerships.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 15th day of Dec. A.D. 19 83
at 9:38 o'clock A M, and duly
recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00