

44255

WARRANTY DEED

Vol. 100 Page 21133

KNOW ALL MEN BY THESE PRESENTS, That DEANNA K. BIDWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD W. PAYNE and SCOTT M. PAYNE, as equal tenants in common, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantees 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 portion of the NE 1/4 of the NE 1/4 of Section 36 T 24. R8E WM, Klamath County, Oregon which is more fully described in Exhibit "A" attached hereto and made a part hereof.

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 grantees heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantees heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$ 31,000.00. (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 5th day of March, 1987, 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.

* Deanna K. Bidwell

(If executed by a corporation, in the corporate seal)

STATE OF ALASKA
Kenai Peninsula
March 5th, 1987

Personally appeared the above named Deanna K. Bidwell, who acknowledged the foregoing instrument as her voluntary act and deed.

Notary Public for Oregon
My commission expires: Mar. 28, 1987

Deanna K. Bidwell
Box 8423, North RB
Kenai, AK 99611
GRANTOR'S NAME AND ADDRESS
Ronald W. Payne & Scott M. Payne

GRANTEE'S NAME AND ADDRESS
After recording return to:
1132 NW Newport Ave.
Bend, Oregon 97701
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Ronald W. Payne & Scott M. Payne
P.O. Box 174
Crescent, OR 97733
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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.

Recording Officer
Deputy

EXHIBIT A

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A portion of the NE1/4 of the NE1/4 of Section 36, T. 24 S., R. 8 E., W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the N. line of said NE1/4 which is W. a distance of 210.0 ft., from the NE corner of said Section 36, said point also being the N.W. corner of parcel conveyed to Alvie E. Bishop and Mildred Leatha Bishop, husband and wife, by deed recorded in Vol. 350, Page 346, records of KLAMATH COUNTY, Oregon; thence S. 0 39' W. along the W. line of said Bishop Parcel a distance of 541.94 ft. to the Northwestern right-of-way line of the Klamath-Northern Railroad; thence S. 39 37' W. along said right-of-way line, a distance of 175 ft. to the S. line of a roadway; thence N. 89°50'17" W., parallel to the N. line of said Section 36 a distance of 442.0 feet to a point; thence N. 39 37' E., parallel to said railroad right-of-way, a distance of 875.0 ft., more or less, to the point of beginning, and containing 4.15 acres, more or less and, also that certain mobile home situated thereon, described as a 10 x 50 foot Marlette, serial #225cdex40674, Oregon license #D6-1165.

STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 19th day of December A.D. 19 84

at 2:39 o'clock P M, and duly
recorded in Vol. M84 of Deeds

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EVELYN BIEHL, County Clerk

By *[Signature]* Deputy

Fee 9.00