

MTC 2128

45628

WARRANTY DEED

Vol. 185 Page 1899

KNOW ALL MEN BY THESE PRESENTS, That EDWIN J. WALKER, also known as E. J. WALKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD B. CHALENOR, 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:

SEE ATTACHED

(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

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 ①, 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 20 day of February, 1980, 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 }  
February 20, 1980

Personally appeared the above named

Edwin J. Walker, also known as E. J. Walker

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

Before me,

(OFFICIAL SEAL) OF

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frontier Title & Escrow  
20 Box 5197  
Klamath Falls, Or.

NAME, ADDRESS, ZIP

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

Clifford B. Chalenor  
P.O. Box 17  
Beatty, Or. 97621

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

85 FEB 5 PM 3 33

1900

LEGAL DESCRIPTION

PARCEL 1:

That portion of Government Lot 28, Section 14, Twp. 36 S., R. 12, E.W.M., Klamath County, Oregon, more particularly described as follows:

Commencing at a point 30 feet North, more or less, of the Southwest corner of Government Lot 29 of said Section 14 and running thence Northerly 880 feet to the True Point of Beginning of this Description; thence, Easterly 198 feet; thence, Northerly 220 feet; thence, Westerly 198 feet; thence, Southerly 220 feet to the True Point of Beginning.

PARCEL 2:

Beginning at a point 30 feet North of the Southwest corner of Government Lot 29, Section 14, Township 36 South, Range 12 E.W.M., thence running Northerly 660 feet to the true point of beginning; thence Easterly 198 feet; thence Northerly 220 feet; thence Westerly 198 feet; thence Southerly 220 feet to the point of beginning; saving and excepting the Westerly 30 feet of Government Lot 28.

PARCEL 3:

That portion of land of Government Lot 28 and 29, Sec. 14, T. 36 S., R. 12 E.W.M. and particularly described as follows, to-wit: Beginning at a point 30 ft. North, more or less, of the SW corner of Government Lot 29, Sec. 14, T. 36 S., R. 12 E.W.M.; thence running Northerly 550 ft. to the true point of beginning; thence Easterly 198 feet; thence Northerly 110 ft.; thence Westerly 198 ft.; thence Southerly 110 ft. to place of beginning, said parcel of land being a portion of Government Lots 28 and 29, Sec. 14, T. 36 S., R. 12 E.W.M., and contained in existing roadways.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 5th day of Feb. A.D. 19 85

at 3:33 o'clock P M, and duly

recorded in Vol. M85 of Deeds

Page 1899

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 9.00