

OA

K-37660
WARRANTY DEED

47010

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KNOW ALL MEN BY THESE PRESENTS, That

BEVERLY J. YANCEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MINNIE E. MENDENHALL

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 parcel of land in the Northeast quarter of Section 3, Township 40 South, Range 13, E.W.M., Klamath County, Oregon, more particularly described as follows: Commencing at a Brass Cap monument marking the Northwest corner of said Section 3; thence Easterly along the North line of said Section 3, 3968.48 feet to the POINT OF BEGINNING for this description; thence Southerly at right angles to said North section line 1320 feet more or less, to the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$; thence Westerly along said South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ 1320 feet, more or less, the the Southwest corner of Government Lot 2; thence Northerly along the West line of said Government Lot 2, 1320 feet, more or less, to said North line of Section 3; thence Easterly along said North section line 1320 feet, more or less, to the point of beginning, containing 40 acres, more or less, SAVING AND EXCEPTING that portion conveyed to the United States of America by Iona J. Fordney, et vir, by deed dated December 8, 1925, recorded January 25, 1926, in Volume 69 page 266, Deed records of Klamath County, Oregon.

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

see reverse

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 \$37,500.00

ⓐ 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 20th day of March, 1985; 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.

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.

Beverly J. Yancey
BEVERLY J. YANCEY

STATE OF OREGON,

County of Klamath } ss.
March 20, 1985

Personally appeared the above named
Beverly J. Yancey

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8/27/87

STATE OF OREGON, County of _____) ss.

_____, 19____.

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:

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Minnie E. Mendenhall
Rt. 1, Box 42
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on
page _____ or as fee/file/instrument/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

85 MAR 29 PM 2 00

SUBJECT TO:

- 1) Said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferment no longer exists.
- 2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
- 3) Liens and assessments of Klamath Project and Langell Valley Irrigation District.
- 4) Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
- 5) Financing Statements for crops filed after July 1, 1978.
- 6) Terms and provisions contained in Agreement Fixing Boundary executed by Earl D. Miller and Ina R. Miller, dated April 15, 1976, recorded June 21, 1976, in Volume M76 at page 9246, Deed records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 20th day of March A.D. 19 85

at 2:00 o'clock P M, and duly

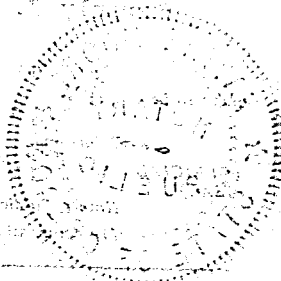
recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00



STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the within instrument was recorded for record on the _____ day of _____, 19____, at _____ o'clock _____ M, and recorded in book _____ of _____ Vol. _____ of _____ County, Oregon, and the same is a true and correct copy of the original as the same appears from the records of said County.