

OA

54699

WARRANTY DEED

Vol. M85 Page 17250

KNOW ALL MEN BY THESE PRESENTS, That Alvin I. Powell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy L. Windham

, 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:

Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 36, Township 39 S. R. 7 E.W.M., in Klamath County, Oregon; thence North on the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 890 feet on said West line for the point of beginning; thence North along said West line a distance of 400 feet to a point; thence, East a distance of 275.2 feet, to a point; thence South parallel with said West line a distance of 400 feet to a point; thence West parallel with the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 275.2 feet to the point of beginning.

(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 reservations and restrictions of record, and those apparent on the land.

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 \$ 10,000.00

~~However, the actual consideration consists of an interest in the property to be conveyed, which is the whole 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 22 day of October, 19 85; 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 will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

Alvin I. Powell
Alvin I. Powell

TE OF OREGON, County of) ss.

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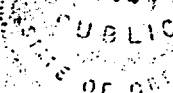
FORM No. 159--ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 22nd day of October, 19 85 Helen G. Howard personally appeared

who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for Alvin I. Powell and that S. he executed the foregoing instrument by authority of and in behalf of said principal; and S. he acknowledged said instrument to be the act and deed of said principal.

 (Official Seal)

Before me:

Diana Buckingham
(Signature)

Commission Expires 12-19-88

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal Savings & Loan
2943 South Sixth Street
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE
in book/reel/volume No. on
page or as fee/file/instrument/microfilm/reception No. ,
Record of Deeds of said county.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of the 23rd day
of October A.D., 19 85 at 2:36 o'clock P.M., and duly recorded in Vol. M85
of Deeds on Page 17250

FEE \$5.00

Evelyn Biehn
By

County Clerk
Don Smith