

547770

WARRANTY DEED

Vol. M85 Page 17389

MTC-5601P  
KNOW ALL MEN BY THESE PRESENTS, That

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

DAVID A. STANLEY

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:

The Southwest quarter of the West half of the South half of the Northeast quarter of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.



# MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 15,000.00.   
 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 ORE 92.020.)

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 24th day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Deschutes } ss.  
October 24, 1985

Personally appeared the above named  
Willard H. Kerneen & Linda  
Kerneen

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-25-89

X

Willard H. Kerneen

Linda Kerneen

STATE OF OREGON, County of Deschutes, 1985

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 be-  
half 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:

Willard H. &amp; Linda Kerneen

GRANTOR'S NAME AND ADDRESS

DAVID A. STANLEY  
GENERAL DELIVERY  
LAPE, OR 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Deschutes, ss.

I certify that the within instru-  
ment was received for record on the  
day of October, 1985,

at 10 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.

By

Recording Officer

Deputy

00001

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17390

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable. (Amount not available)
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Transmission line easement, including the terms and provisions thereof, recorded in Volume 250, page 285, Records of Klamath County, Oregon.  
In favor of: United States of America  
For: Electric Power Transmission line
4. A Non-Exclusive Road Easement, including the terms and provisions thereof,  
Dated: June 27, 1978  
Recorded: November 20, 1978  
Volume: M78, page 26235, Microfilm Records of Klamath County, Oregon  
In favor of: United States of America  
For: Road Use

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 25th day  
of October A.D., 19 85 at 11:30 o'clock A M., and duly recorded in Vol. M85,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 17389.  
Evelyn Biehn County Clerk  
By [Signature]

FEE \$8.00 \$1.00 Index fee.

