

85121

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

HARIL W. NEWTON

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18019

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KARYN MIELOSZYK and JIM MIELOSZYK, wife and husband, 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 LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those 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 \$ 18,750.00

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 1st day of November, 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.

X *Haril W. Newton*
HARIL W. NEWTON

STATE OF OREGON, County of _____, 19 _____ 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 _____

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)

CAMMAE KLAUMENZER
Notary Public - State of Nevada
My commission expires: 3/20/87



of _____ Nevada
19 85

and acknowledged the foregoing instrument of his voluntary act and deed.
Before me:
Cammae Klaumenzer
Notary Public for Oregon
My commission expires: 3/20/87

Haril W. Newton
4733 Lakestream
Las Vegas, NV 89110
GRANTOR'S NAME AND ADDRESS

Karyn Mieloszyk & Jim Mieloszyk
P.O. Box 1196
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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.
By _____ Recording Officer
Deputy

LEGAL DESCRIPTION:

PARCEL A

A parcel of land situated in the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Old Fort Road and being more particularly described as follows:

Beginning at a point where the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian intersects the Westerly boundary line of Old Fort Road, thence Northerly along said Westerly boundary line of Old Fort Road, 820.42 feet, more or less, to the true point of beginning, said point being the Northeast corner of that property conveyed to Lawrence S. Ruiz, et ux, by instrument recorded November 20, 1981 in Volume M81, page 20253, Microfilm Records of Klamath County, Oregon; thence Westerly along the North line of said Ruiz Tract, 1836.26 feet; thence North 662.22 feet, more or less to the North line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 33; thence East 1411.04 feet, more or less to the Westerly boundary line of Old Fort Road; thence South along said Westerly line 762.40 feet, more or less to the point of beginning. Bearings based on Minor Partition No. 81-60 as filed in the Klamath County Engineer's Office.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
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. Reservations and restrictions as contained in Deed recorded in Volume 140, page 612, Deed Records of Klamath County, Oregon, to wit: "subject to all other rights of way of record and existing vehicle roads and ways."
4. A 30 foot easement along the Northerly boundary of the above described property as disclosed by Partition 81-60, and as disclosed by Deed from Charlotte M. Koehler to Haril W. Newton, recorded April 23, 1979, in Volume M79, page 9088, Microfilm Records of Klamath County, Oregon.
5. Subject to any adverse claims based on the assertion that Old Fort Road has moved, as disclosed by Survey 2578 filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of November of Deeds A.D. 19 85 at 2:50 o'clock P M., and duly recorded in Vol. M85 on Page 18019
By Evelyn Biehn County Clerk
[Signature]

FEE \$9.00