

55358

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MATT KEGLER and VINCE FURLOTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MATT KEGLER and EVERILDA C. KEGLER, husband and wife, 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:

A tract of land lying in Klamath County, State Of Oregon, in the Northwest quarter of Northeast quarter (NW NE), of Section 30, in Township 24 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:
Beginning at a point marked by an iron pin on the Westerly right of way line of the Dalles-California Highway (U.S. 97) opposite Engineers Station 1574 80.14 said point being the point of intersection of the Westerly right of way line of U.S. Highway 97 and the section line between Section 19 and Section 30, Township 24 South, Range 9 East, W.M. and is 927.56 feet from the one quarter corner between Section 19 and Section 30; thence South 15° 34' West 80.10 feet to an iron pin, thence North 74° 26' West 80 feet to an iron pin; thence North 15° 34' East 58.24 feet to an iron pin; thence South 89° 43' East 82.93 feet to the point of beginning.

The above described tract of land contains 0.12 acres, more or less, all being in the town of Crescent, Oregon.

(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 \$ None

~~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 June day of June, 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 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.

Matt Kegler
Matt Kegler
Vince Furlott
Vince Furlott

STATE OF OREGON, }
County of Marion } ss.
June Sept. 19, 19 85.

Personally appeared the above named
Matt Kegler and Vince Furlott

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

Before me:

Rita Jeger

Notary Public for Oregon

My commission expires: 6-10-89

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:

Matt Kegler
3945 Lone Oak Road
Salem, Oregon 97302

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of November, 19 85 at 2:09 o'clock P.M., and recorded in book/reel/volume No. M85 on page 18427 or as fee/file/instrument/microfilm/reception No. 55358, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Peter Smith Deputy

Fee: \$5.00

OK 5.00