

55800

K-38213
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. M85 Page 19441

KNOW ALL MEN BY THESE PRESENTS, That EFFIE FOLLUCK, LEON G. FOLLUCK, VIRGINIA THARP, HAZEL MORLAND, FRED MORLAND, VIOLA PHELPS AND DONALD D. PHELPS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by UNITED EVANGELICAL FREE CHURCH, a non-profit corporation

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 situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Southeast corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00°03'56" West a distance of 1000.41 feet to a point; thence South 89°34'54" West a distance of 600 feet to a point; thence South 00°03'56" East 1000 feet, more or less, to a point on the South line of NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 600 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion thereof lying within Beverly Drive.

SUBJECT TO: Easements and rights of way of record and apparent upon the land; Agreement relative to irrigation, recorded November 22, 1924, in Volume 64 at page 639; said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists; 291st Improvement Assessment of the City of Klamath Falls 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 *** for Beverly Drive water line docketed August 21, 1981, Card #1, which Grantees herein agree to assume and pay.

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 \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 13th 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.

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 Lane ss.
November 19, 1985.

Personally appeared the above named VIRGINIA THARP and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/3/89

VIRGINIA THARP

HAZEL MORLAND

FRED MORLAND

EFFIE FOLLUCK

LEON G. FOLLUCK

VIOLA PHELPS

DONALD D. PHELPS

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

United Evangelical Free Church
357 East Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all future statements shall be sent to the following address:
Same as Above

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/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

STATE OF OREGON

19442

BE IT REMEMBERED, That on this 21st day of November 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAZEL MORLAND and FRED MORLAND

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

JANICE MORRISON
NOTARY PUBLIC-OREGON
My Commission Expires 4-27-86

Notary Public for Oregon.
My Commission expires

STATE OF OREGON,
County of Klamath

BE IT REMEMBERED, That on this 22nd day of November 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EFFIE FOLICK and LEON G. FOLICK

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC
STATE OF OREGON

Notary Public for Oregon.
My Commission expires 8/27/87

STATE OF OREGON,
County of Klamath

BE IT REMEMBERED, That on this 22nd day of November 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named VIOLA PHELPS and DONALD D. PHELPS

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

NOTARY PUBLIC
STATE OF OREGON

Notary Public for Oregon.
My Commission expires 8/27/87

STATE OF OREGON,

County of

BE IT REMEMBERED, That on this day of 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of November A.D., 19 85 at 2:23 o'clock P.M., and duly recorded in Vol. M85 on Page 19441

FEE \$9.00

Evelyn Biehn,
By County Clerk