

56132

WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That JOE V. LA CLAIR and MAY LA CLAIR h/w

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by INA LORRIENE BROWN, 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 ATTACHED DESCRIPTION

SUBJECT TO: RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID PREMISES LYING WITHIN THE LIMITS OF ROADS AND HIGHWAYS.

(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. (Those stated above)

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 \$ 9,454.29. 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 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 12th day of 12/4, 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.

X Joe V. LaClair
X May LaClair

STATE OF OREGON,
County of DOUGLAS } ss.
DEC. 4, 1985

Personally appeared the above named Joe V. and May LaClair h/w

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-7-87

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 _____

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)

Joe V. LaClair

1639 Buckhorn Road

Roseburg, Oregon 97470

GRANTOR'S NAME AND ADDRESS

Ina Lorriene Brown

c/o Earla M Patton

Route 5 Box 1054

Klamath Falls, Oregon 97601

After recording return to:

Earla M. Patton

Route 5 Box 1054

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Michael Benton

6605 Pioneer Road

Medford, OR. 97501

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

19934

Beginning at a point which bears North 212.84 feet and South 89° 05' East a distance of 483.44 feet from the $\frac{1}{4}$ corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 0° 55' East a distance of 678.86 feet to a point; thence North 59° 52' East a distance of 142.52 feet to a point; thence South 0° 55' West a distance of 750.26 feet to a point; thence North 89° 05' West a distance of 122.1 feet to the point of beginning.

ALSO Beginning at the Southeast corner of premises described in deed from May Switzler and husband to Glenn O. Waln and Bessie M. Waln, recorded March 2, 1945 in Book 173 at page 539, Deed Records of Klamath County, Oregon, which beginning point is also North 212.84 feet along the North and South center line and South 89° 05' East 270.04 feet from the South $\frac{1}{4}$ corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89° 05' East 213.40 feet to the Southwest corner of premises described in deed from the Klamath Development Co., to Lillie Harris recorded August 12, 1931 in Book 83 at page 401, Deed Records of Klamath County, Oregon; thence North along the West line of the Harris premises 452.26 feet; thence North 89° 05' 00" West 215.82 feet; thence South along the East line of said Waln premises 411.10 feet to the point of beginning.

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December _____ A.D., 19 85 at 2:29 o'clock P M., and duly recorded in Vol. 485
of Deeds _____ on Page 19933

FEE \$9.00

Evelyn Biehn, County Clerk
By _____

[Signature]