

56627

00808

WARRANTY DEED

Vol. M85 Page 20799

KNOW ALL MEN BY THESE PRESENTS, That
Margaret A. Brandt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Gordon J. Frier and Linda L. Frier, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

REFER TO THE LEGAL DESCRIPTION AS IT APPEARS ON THE
REVERSE OF THIS DEED.

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
appear on the reverse of this deed, or 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 \$ 45,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 21.030.)

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 23 day of December, 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)

Margaret A. Brandt
Margaret A. Brandt

STATE OF OREGON,
County of Klamath } ss.
December 23rd, 1985

Personally appeared the above named

Margaret A. Brandt

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/14/89

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Margaret A. Brandt

GRANTOR'S NAME AND ADDRESS

Gordon J. Frier and Linda L. Frier
2717 Old Midland Road
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment 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

20800

20800

EXHIBIT "A" DESCRIPTION

Commencing at a point on the South line of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, which point is 320 feet Easterly from the Southwest corner of said Section; thence Northerly and parallel with the Westerly line of said Section a distance of 1481.6 feet; thence Easterly at right angles 147 feet; thence Southerly parallel with the Westerly line of said Section and 467 feet distance therefrom 1481.6 feet to the South line of said Section; thence Westerly 147 feet to the point of beginning.

EXCEPTING Right of Way for County Road along the South line of said tract.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessments, of Klamath Irrigation District and Klamath Basin Improvement District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 23rd day
of _____ December A.D., 19 85 at 3:46 o'clock P. M., and duly recorded in Vol. 1185
of _____ Deeds on Page 20790

By Evelyn Biehn, County Clerk
[Signature]

FEE \$9.00