

OK

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K-38327

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wayne Horton and Shirley Horton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale G. Golly and Ruby E. Golly, 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:

See attached Exhibit I

(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 those of record and those apparent on the land

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00.
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 4 day of January Feb, 1986; 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, } ss.
County of Klamath,
January Feb 4, 1986.

Wayne Horton
Wayne Horton
Shirley Horton
Shirley Horton
STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
Wayne Horton and Shirley Horton
and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

Barbara Drucker
Notary Public for Oregon
My commission expires: 6-16-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Wayne and Shirley Horton
GRANTOR'S NAME AND ADDRESS
Dale and Ruby Golly
GRANTEE'S NAME AND ADDRESS

After recording return to:
Dale and Ruby Golly
Klamath 1st Federal
540 Main St. Klamath Falls, OR
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Dale and Ruby Golly
Klamath 1st Federal
540 Main St. Klamath Falls
NAME, ADDRESS, ZIP OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

A portion of Lots 1 and 2, Block 3 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 3, Altamont Acres; thence N. 89°40' W. along the South line of Boardman Ave. (Second Avenue on the Plat of Altamont Acres) a distance of 70.0 feet; thence S. 00°00' 16" W. a distance of 217.7 feet to the South line of said Lot 2, Block 3; thence S. 89°39'19" E. along the South line of said Lot 2 a distance of 70.0 feet to the Southeast corner thereof; thence N. 00°00'16" E. along the East lines of Lots 2 and 1, a distance of 217.71 feet to the point of beginning. Said parcel being the East 70.0 feet of Lots 1 & 2, Block 3, Altamont Acres.

Together with the right of ingress and egress across the following described parcel:

Beginning at the Northwest corner of the above described parcel; thence West along the South line of Boardman Ave. a distance of 10.0 feet; thence South parallel with the West line of above described parcel, a distance of 120.0 feet; thence East, parallel with Boardman Ave. 10.0 feet to the West line of said parcel; thence North along said West line, 120.0 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
of February A.D., 19 86 at 2:53 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 2125.

FEE \$9.00

Evelyn Bigh
By Bernetha Kitch County Clerk