

OA

WARRANTY DEED

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60756

KNOW ALL MEN BY THESE PRESENTS, That ROWE F. KINNEY, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HEATHER LEE KINNEY

, 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:

UNDIVIDED ONE-HALF INTEREST in a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 39S, R. 9EWM, Klamath County, Oregon, described as follows: Beginning at an iron pin located west a distance of 674.1 feet and S 0°19'W a distance of 30.0 feet from an iron axel marking the northeast corner of said Section 24, said beginning point being on the south boundary of Airway Drive; thence S.0°19'W a distance of 270.9 feet to an iron pin on the northerly boundary of the USRS Dixon Drain; thence N 75°18' W along said boundary a distance of 86.7 feet; thence N 0°19' E a distance of 248.9 feet to the south boundary of Airway a distance of 84.0 feet, more or less, to the paint of beginning, containing 0.50 acres, more or less.

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.

(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

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(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 28 day of APRIL, 19 86;
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.

STATE OF OREGON,)
County of KLAMATH) ss.
APRIL 28, 19 86

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 _____

Personally appeared the above named
ROWE F. KINNEY

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

Before me, [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 9/1/88

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)

ROWE F. KINNEY
13065 Highway 140E
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

HEATHER L. KINNEY
7246 Airway Drive
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

ROWE F. KINNEY
13065 Highway 140E
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

7246 Airway Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 19 86, at 1:45 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7211 or as fee/file/instrument/microfilm/reception No. 60756, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk

By [Signature] Deputy

Fee: \$10.00

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