

61894

MC 1396

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Judge Duffy Willingham

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Edward Willingham, 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 LEGAL DESCRIPTION

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

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 \$ 8,500.00

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 22nd day of May, 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,

County of Klamath } ss.  
May 22, 1986

Personally appeared the above named Judge Duffy Willingham

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

Before me: Dorothy Arter

Notary Public for Oregon

My commission expires: Oct. 24, 1988

STATE OF OREGON, County of } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

and 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

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.

By \_\_\_\_\_  
NAME TITLE  
Deputy

SPACE RESERVED FOR RECORDER'S USE

Judge Duffy Willingham  
Box 681  
Gilchrist, Or. 97737

GRANTOR'S NAME AND ADDRESS

Charles Edward Willingham  
6436 Barclay Court  
Anchorage, Alaska 99504

GRANTEE'S NAME AND ADDRESS

Charles Edward Willingham  
6436 Barclay Court  
Anchorage, Alaska 99504

NAME, ADDRESS, ZIP

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

Charles Edward Willingham  
6436 Barclay Court  
Anchorage, Alaska 99504

NAME, ADDRESS, ZIP

20 MAY 29 AM 10 28

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CNS4

EXHIBIT A  
LEGAL DESCRIPTION

9226

Commencing at the one-quarter corner between Section 36, Twp. 24 S., Range 8 E.W.M., and Section 1 of Twp. 25 S., Range 8 E.W.M., and running North 0°32' East for 881.76'; thence South 89°15' East, a distance of 1008.2'; thence North 180 feet to the point of beginning; thence North 156 feet; thence West 302.3 feet; thence South 156 feet; thence East 302.3 feet back to the point of beginning, being a portion of the Southwest quarter of the Southeast quarter of Section 36, Twp. 24 South, Range 8 E.W.M. and the parcel of land commencing at the one-quarter corner common to Section 36, Twp. 24 South, Range 8 E.W.M., and Section 1, Twp. 25 South, Range 8 E.W.M. and running North 0°32' East a distance of 881.76 feet and South 89°15' East a distance of 1008.2' and North a distance of 336.0' to the true Point of Beginning; thence continuing North a distance of 139.0'; thence West a distance of 302.3'; thence South a distance of 139.0'; thence East a distance of 302.3' more or less, to the point of beginning. Being a portion of the SE 1/4 of Section 36, Twp. 24 South, Range 8 E.W.M.

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8, East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8, East of the Willamette Meridian, and running North 0°32' East for 881.76 feet; thence South 89°15' East, a distance of 1008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 24 South, Range 8, East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of May A.D., 19 86 at 10:28 o'clock A M., and duly recorded in Vol. 29th day  
of Deeds on Page 9225 M86

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]