

MOUNTAIN TITLE COMPANY

62736

WARRANTY DEED

Vol. 188 Page 10677

KNOW ALL MEN BY THESE PRESENTS, That ROY SPANGLER and HELEN R. SPANGLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE L. BILDERBACK and MARY C. BILDERBACK, 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 LEGAL DESCRIPTION ON THE EXHIBIT "A" ON THE REVERSE SIDE OF THIS DEED WHICH BY THIS REFERENCE IS MADE A PART HEREOF

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

"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."

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$ 25,000.00. 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 19th day of June, 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.

(If executed by a corporation, affix corporate seal)

Roy Spangler
ROY SPANGLER

Helen R. Spangler
HELEN R. SPANGLER
STATE OF OREGON, County of _____, 19 _____, 1986.

STATE OF OREGON, County of Klamath, June 19, 1986.

Personally appeared the above named ROY SPANGLER and HELEN R. SPANGLER.

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

(OFFICIAL SEAL)

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Roy Spangler & Helen R. Spangler
9391 Blanche
Garden Grove, CA 92641
GRANTOR'S NAME AND ADDRESS

Duane L. Bilderback & Mary C. Bilderback
9140 La Serena Drive
Fair Oaks, CA 95628
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 _____ 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

MOUNTAIN TITLE COMPANY

EXHIBIT "A" DESCRIPTION

PARCEL 1

That portion of Government Lot 14 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is South 1,980 feet and East 2,393 feet of the Northwest corner of Section 14; thence South parallel to 8th Street 100 feet; thence East parallel to 6th Street 180 feet; thence North along the West line of 9th Street a distance of 100 feet to the South line of 6th Street; thence West along the South line of said 6th Street 180 feet to the point of beginning.

PARCEL 2

Beginning at a point which lies South along the Section line a distance of 1980 feet and East a distance of 2513 feet and South a distance of 200 feet from the iron pin which marks the NW corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian and running thence South 100 feet; thence East 60 feet; thence North 100 feet; thence West 60 feet more or less to the point of beginning, said tract lying in Lot 14 in the Southeast $\frac{1}{2}$ Northwest $\frac{1}{2}$ of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, known as Tract No. 90A;

ALSO a tract of land situated in Lot 14 in the Southeast $\frac{1}{2}$ Northwest $\frac{1}{2}$ of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 2393 feet, and South a distance of 100 feet from the iron pin which marks the Northwest corner of Section 14, in Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 180 feet; thence North 100 feet; thence West 180 feet more or less to the point of beginning.

PARCEL 3

The following described property situate in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point which is 2180 feet south and 2393 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, thence running South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the place of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 19th day of June A.D. 19 86
at 1:23 o'clock P.M. and duly recorded
in Vol. M86 of Deeds Page 10677
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee.
\$14.00