

63425

MTC 15253-L

WARRANTY DEED

Vol. 1486 Page 11836

KNOW ALL MEN BY THESE PRESENTS, That

Wendell A. Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Trendwest Inc.

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:

Refer to the legal description as it appears on the reverse 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 those of record 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 \$ with other proper. 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 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 7th day of July, 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.

Wendell A. Smith
Wendell A. Smith

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 7, 1986.

Personally appeared the above named
Wendell A. Smith

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STATE OF OREGON, County of) ss.
1986.

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 _____

_____ a corporation,
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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Trendwest Inc.

P.O. Box 1089

Klamath Falls, Oregon 97601

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,) ss.

County of

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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT A
DESCRIPTION

11887

A tract of land being the North one-half of Parcel C as shown on Survey No. 3376, as recorded in the office of the Klamath County Surveyor, said tract situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Uhrman Road, said point being N89°43'12"W 365.16 feet and N31°46'03"W 233.14 feet from the corner common to Sections 7, 8, 17 and 18 of said Township 38 South, Range 9 East of the Willamette Meridian; thence along said Westerly right-of-way line, N31°46'03"W 254.95 feet, N24°55'03"W 458.85 feet, N15°44'03"W 143.01 feet, and N08°30'03"W 95.29 feet to a 5/8 inch iron pin on the intersection of said Westerly right-of-way line of Uhrman Road and the Southerly right-of-way line of a 40 foot road; thence S52°19'11"W, along said Southerly right of way line, 628.99 feet; thence S21°29'00"E 516.18 feet, thence East 689.18 feet to the point of beginning, with bearings based on said Survey No. 3376.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of July A.D. 19 86
at 3:36 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 11886
By Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$14.00