

63426

MTC #15253-L

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Wendell A. Smith

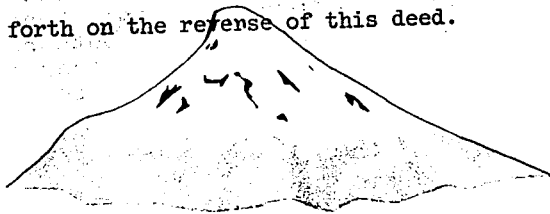
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Trendwest Inc.

, 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:

Refer to legal as set forth 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 property. 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.

(If executed by a corporation, affix corporate seal)

Wendell A. Smith

STATE OF OREGON,

County of Klamath

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.

Personally appeared _____, 19____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

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

EXHIBIT A
DESCRIPTION

11889

A tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 7 and the N $\frac{1}{2}$ NE $\frac{1}{2}$ of Section 18, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Northeast corner of said Section 18 bears N66°16'33"E 1022.84 feet; thence S79°45'21"W 1055.89 feet to a 5/8 inch iron pin; thence N00°46'09"E 817.55 feet to a 5/8 inch iron pin on the Southerly right of way line of a 40 foot Road; thence N52°19'11"E, along said Southerly right of way line, 756.05 feet to a 5/8 inch iron pin; thence S21°29'00"E 1173.35 feet to the point of beginning.

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{2}$ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8 inch iron pin, from which the Northeast corner of said Section 18 bears N66°16'33"E 1022.84 feet; thence S00°28'16"W 918.89 feet to a 5/8 inch iron pin on the South line of said N $\frac{1}{2}$ NE $\frac{1}{2}$ of said Section 18; thence N89°11'24"W, along said South line, 1041.22 feet to a 5/8 inch iron pin; thence N00°46'09"E 716.40 feet to a 5/8 inch iron pin; thence N79°45'21"E 1055.89 feet to the point of beginning.

TOGETHER WITH a 20 foot easement for ingress and egress along the Southerly line of parcel "D", as shown on recorded survey No. 3376, as recorded in the Klamath County Surveyors's office, the South line of which is more particularly described as follows: Beginning at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence N89°11'24"W, along the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18, 933.00 feet.

A 30 foot easement for ingress/egress along the Southerly line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 38, Range 9 East of the Willamette Meridian.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

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 11888
Evelyn Biehn, County Clerk
By [Signature]

Fee, \$14.00

Deputy.