

63583

WARRANTY DEED

Vol. 2196 Page 12205

KNOW ALL MEN BY THESE PRESENTS, That Don L. Ray and Delores R. Ray, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas D. Newman and Leta F. Newman, 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: A parcel of land situated in the NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the corner common to Sections 5, 6, 7 and 8, said Township and Range, bears North 49° 02' 09" East a distance of 1145.0 feet; thence North 87° 39' 31" West, a distance of 442.7 feet to a point on the apparent Easterly right of way line of Booth Road; thence continuing North 87° 39' 31" West a distance of 30.2 feet, more or less, to the West line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 7; thence South 00° 15' 55" West along said West line a distance of 159.5 feet to a point; thence South 89° 44' 05" East a distance of 30.0 feet to the apparent Easterly right of way line of Booth Road; thence continuing South 89° 44' 05" East a distance of 436.6 feet, more or less,

(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 \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th 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 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.

Don L. Ray by Delores R. Ray
Delores R. Ray
Attorney-in-Fact

STATE OF OREGON,
County of Klamath } ss.
May 8, 1986

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named Delores R. Ray, individually and as attorney-in-fact for Don L. Ray, and acknowledged the foregoing instrument to be her voluntary act and deed.

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 _____

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: Matthew Beddoe

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-19-87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Don L. Ray & Delores R. Ray

GRANTOR'S NAME AND ADDRESS

Douglas D. Newman and Leta F. Newman
3005 Vale Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

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

NAME TITLE

By _____ Deputy

to the Easterly line of tract conveyed to Lee L Gilder, et ux by Deed recorded in Volume M77, page 1272, Microfilm records of Klamath County, Oregon; thence North 02° 36' 56" East along said Easterly line a distance of 138.5 feet, more or less, to the point of beginning.

Excepting therefrom a strip of land 30 feet wide along the West side thereof, heretofore conveyed to Klamath County by Deed recorded in Volume 332, page 287, Deed Records of Klamath County, Oregon.

Subject to easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land.

EXHIBIT "A"

A parcel of land situated in the NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the corner common to Sections 5, 6, 7 and 8, said Township and Range, bears North 49 degrees 02' 09" East a distance of 1145.0 feet; thence North 87 degrees 39' 31" West, a distance of 442.7 feet to a point on the apparent Easterly right of way line of Booth Road; thence continuing North 87 degrees 39' 31" West a distance of 30.2 feet, more or less, to the West line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 7; thence South 00 degrees 15' 55" West along said West line a distance of 159.5 feet to a point; thence South 89 degrees 44' 05" East a distance of 30.0 feet to the apparent Easterly right of way line of Booth Road; thence continuing South 89 degrees 44' 05" East a distance of 436.6 feet, more or less, to the Easterly line of tract conveyed to Lee L Gilder, et ux by Deed recorded in Volume M77, page 1272, Microfilm Records of Klamath County, Oregon; thence North 02 degrees 36' 56" East along said Easterly line a distance of 138.5 feet, more or less, to the point of beginning.

Excepting therefrom a strip of land 30 feet wide along the West side thereof, heretofore conveyed to Klamath County by Deed recorded in Volume 332, page 287, Deed Records of Klamath County, Oregon.

Subject to easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ July _____ A.D., 19 _____ 86 at 2:04 o'clock _____ P. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page 12205.

FEE \$14.00

Evelyn Biehn
By _____ County Clerk