

MOUNTAIN TITLE COMPANY

63636

WARRANTY DEED

Vol. 1186 Page 12303

KNOW ALL MEN BY THESE PRESENTS, That

Gerald R. Pfeiff and Geraldine K. Pfeiff, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Damon W. Pollard

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 allatched legal description

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 attached and those apparent upon the land, if any, as of the date of this deed.

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 \$ 30,000.00. 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 14th day of July, 19 86; 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)

STATE OF OREGON,

County of Klamath) ss.
July 14, 19 86

Personally appeared the above named Richard Garbutt for Gerald R. Pfeiff and Geraldine K. Pfeiff as attorney in fact

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

Gerald R. Pfeiff by Richard Garbutt his Attorney in Fact
Geraldine K. Pfeiff by Richard Garbutt her Attorney in Fact
STATE OF OREGON, County of Klamath, 19 86

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Damon W. Pollard
7529 Hilyard
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

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,

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

DESCRIPTION

MTC 16743-L

12304

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the North right of way line of Hilyard Avenue, said point being North $00^{\circ}15'45''$ West, 30.00 feet and South $89^{\circ}59'00''$ East, 68.00 feet from the Southwest corner of said Section 6; thence South $89^{\circ}59'00''$ East, 132.00 feet along a line parallel with and 30.0 feet distant from the South line of said Lot 7 of Section 6; thence North $00^{\circ}15'45''$ West, 400.63 feet parallel with the West line of said Lot 7; thence North $88^{\circ}36'25''$ West, 95.15 feet to a $5/8''$ iron rod; thence North $00^{\circ}15'45''$ West, 228.00 feet parallel with the West line of said Lot 7, to a point on the Southerly right of way line of the Enterprise Irrigation District Canal; thence North $88^{\circ}36'25''$ West, 2.00 feet to an angle point in said right of way; thence North $75^{\circ}36'24''$ West, 106.35 feet along said way; thence North $75^{\circ}36'24''$ East, 450.37 feet along said West line to its intersection with the West line of said Lot 7; thence South $00^{\circ}15'45''$ West, 237.00 feet from the Southwest corner of said Section 6; thence South $89^{\circ}59'00''$ East, 68.00 feet parallel with the South line of said Lot 7; thence South $00^{\circ}15'45''$ East, 207.00 feet parallel with the West line of said Lot 7 to the point of beginning, RESERVING THEREFROM a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the Easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor.

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.

12305

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

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

5. Real Estate Contract, including the terms and provisions thereof.

Dated: September 19, 1984

Recorded: November 8, 1984

Volume: M84, page 19044, Microfilm records of Klamath County, Oregon

Vendor: Lydia V. McKeehan as Personal Representative of the Estate of Martha Gertrude McKeehan

Vendee: Gerald R. Pfeiff and Geraldine K. Pfeiff

The Vendors interest in said Real Estate Contract was assigned by instrument,

Dated: January 25, 1985

Recorded: February 22, 1985

Volume: M85, page 2737, Microfilm records of Klamath County, Oregon

From: Estate of Martha Gertrude McKeehan

To: Blossum D. Hess and Norman D. McKeehan

6. Subject to an easement, including the terms and provisions thereof as reserved in instrument recorded in Volume M84, at page 19044, Microfilm Records of Klamath County, Oregon, to wit: Reserving therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of July A.D. 19 86 at 3:06 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 12303

FEE \$18.00

Evelyn Biehn, County Clerk

By *[Signature]*