

# MOUNTAIN TITLE COMPANY

63733

WARRANTY DEED MR-1674 Vol. M&L Page 12479

KNOW ALL MEN BY THESE PRESENTS, That title as. Matt H. Obenchain hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. PATTON, as to an undivided 1/2 interest and DAVID W. WOODARD & MARY E. WOODARD, husband and wife, as to an undivided 1/2 interest 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 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 as shown on the reverse of this deed and those of record and 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 \$40,000.00. ~~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 16th 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)

Madison Henry Obenchain by Earl L. Jackson  
Madison Henry Obenchain, by Earl L. Jackson,  
as Attorney in fact for Madison Henry Obenchain

STATE OF OREGON,  
County of Klamath } ss.  
7.16, 1986

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19\_\_\_\_.  
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 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.

Personally appeared the above named Earl L. Jackson, as Attorney in fact for Madison Henry Obenchain and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Amela Spencer*  
Notary Public for Oregon  
My commission expires: 8/16/88

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Madison Henry Obenchain  
GRANTOR'S NAME AND ADDRESS  
JAMES H. PATTON, DAVID W. WOODARD & MARY E. WOODARD  
9669 Hill Rd Klamath Falls OR 97603  
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

SPACE RESERVED FOR RECORDER'S USE

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 \_\_\_\_\_ or page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer Deputy

12480

A tract of land situated in the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  Section 15, Township 39 South, Range 10, East of the Willamette Meridian.

Beginning at a point from which the Northwest corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, bears North 17° 10' West a distance of 722 feet; thence North 138 feet; thence North 81° 30' East 157 feet; thence South 138 feet; thence South 81° 39' West 157 feet to the place of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of July A.D., 19 86 at 2:35 o'clock P.M., and duly recorded in Vol. 486,  
of Deeds on Page 12479.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ann Smith*