

OK

64023

K-38834
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Adelle Erlandson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank Burton and Minnie F. Burton, 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 S½SE½SW¼ of Section 7, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said S½SE½SW¼, said point marked by a 1/2 inch rebar; thence N. 0°42' E. along the West line of said S½SE½SW¼ a distance of 674.8 feet to the Northwest corner thereof; thence S. 89°24' E. along the North line of said S½SE½SW¼ a distance of 322.76 feet to a point; thence S. 0°42' W., a distance of 675.12 feet, more or less, to a point on the South line of said S½SE½SW¼; thence N. 89°22' W. along said South line a distance of 322.76 feet, more or less, to the point of beginning, with bearings based on record survey #1850, said parcel contains 5.0 acres.

(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 \$ 2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 24th 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.

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.

Adelle Erlandson

STATE OF OREGON, }
County of Klamath } ss.
July 24, 19 86

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 _____

Personally appeared the above named Adelle Erlandson

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

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: *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8/27/87

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Frank & Minnie F. Burton
3810 Emerald St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as Above
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.
I certify that the within instrument was received for record on the 25th day of July, 19 86 at 8:36 o'clock A.M. and recorded in book/reel/volume No. M86 on page 12988 or as fee/file/instrument/microfilm/reception No. 64023, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
Fee: \$10.00 By *[Signature]* Deputy