

66143

## MOUNTAIN TITLE COMPANY

WARRANTY DEED  
MTC-17104-K  
KNOW ALL MEN BY THESE PRESENTS, That ELLA B. ROGERS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. ALBION and HELEN M. ALBION, husband and wife, 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:

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian; thence North 89°49' West 1444.55 feet; thence North 1010' East 420 feet to the Southeast corner of the herein described property; thence North 1010' East 100 feet; thence North 89°49' West 602 feet more or less to a point on the Easterly right of way of the Dalles-California Highway; thence Southerly along the point which is North 89°49' West of the point of beginning, thence South 89°49' East 630 feet more or less to the point of beginning, being all a part of Section 31, Township 37 South, Range 9 East of the Willamette Meridian.

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"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 all 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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of September, 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)

ELLA B. ROGERS

STATE OF OREGON

County of Klamath } ss.  
September 19, 1986

Personally appeared the above named

ELLA B. ROGERS

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

Ella B. Rogers  
1725 Chinchilla Way  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

James L. Albion & Helen M. Albion  
Rt. 5 Box 1147  
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address,  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of September, 1986, at 11:03 o'clock A.M., and recorded in book M36 on page 16923 or as file/reel number 66143.

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

Evelyn Biehn, County Clerk  
By [Signature] Recording Officer  
Deputy

Fee: \$10.00

By

MOUNTAIN TITLE COMPANY