

67959

MOUNTAIN TITLE COMPANY

WARRANTY DEED

117-1775-P

Vol. 148 Page 211

KNOW ALL MEN BY THESE PRESENTS, That PAUL G. CLARK, DOROTHY LOU EWING, JOHN W. CLARK, HELEN B. BEARD, MARY CLARK WALKER AND DONALD M. CLARK, each as to an undivided hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRYAN E. JONES and SUSAN M. JONES, 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:

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 those of record and 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 \$29,900.00. 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) (This sentence between the symbols @, if not applicable, should be deleted. See ORS 33.030.)

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 11th day of November, 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)

/See reverse of this deed for signatures/

STATE OF OREGON,

County of Klamath } ss.
11/17 1986

STATE OF OREGON, County of

Personally appeared

and

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 Donald M. Clark, individually and as attorney in fact for Paul G. Clark, Dorothy Lou Ewing, John W. Clark, Helen B. Beard and Mary Clark Walker, and acknowledged the foregoing instrument, as his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Paul G. Clark, Dorothy Lou Ewing, John W. Clark, Helen B. Beard, Mary Clark Walker and Donald M. Clark

GRANTOR'S NAME AND ADDRESS

Bryan E. Jones and Susan M. Jones

PO Box 7301
Klamath Falls OR 97602

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

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 of 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

20336

PARCEL 1

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 195 feet; thence easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing easterly 20 feet; thence northerly parallel to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 45 feet; thence westerly at right angles to said west line 20 feet; thence southerly to the true point of beginning.

PARCEL 2

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence northerly along the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 195 feet; thence easterly at right angles to the said west line 60 feet; thence northerly parallel to said West line 15 feet to the true point of beginning of this description; thence easterly at right angles to the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to a point on the southerly right of way line of the Enterprise Irrigation District Canal as constructed; thence northwesterly along said southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence southerly to the true point of beginning.

PARCEL 3

A tract of land situated in the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Easterly at right angles to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence northwesterly along said Southerly right-of-way line of said canal to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM, the Westerly 60 feet of the above described tract of land.

Paul G. Clark by Donald M. Clark
Paul G. Clark, by Donald M. Clark,
as Attorney in fact

Helen B. Beard by Donald M. Clark
Helen B. Beard, by Donald M. Clark,
as Attorney in fact

Dorothy Lou Ewing by Donald M. Clark
Dorothy Lou Ewing, by Donald M. Clark,
as Attorney in fact

Mary Clark Walker by Donald M. Clark
Mary Clark Walker, by Donald M. Clark,
as Attorney in fact

John W. Clark by Donald M. Clark
John W. Clark, by Donald M. Clark,
as Attorney in fact

Donald M. Clark
Donald M. Clark

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of November A.D., 19 86 at 8:40 o'clock A.M. and duly recorded in Vol. M86
of _____ Deeds on Page 20335

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]