

68555

WARRANTY DEED

MTC-17009-P

Vol. 140

Page 21557

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES G. DUNCAN and LEONE M. DUNCAN,

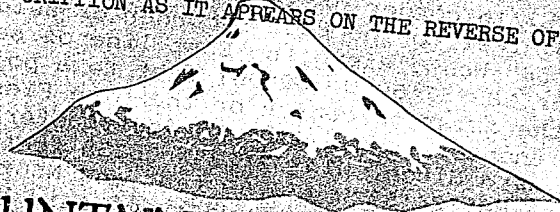
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOSEPH G. THOMPSON

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,

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 \$5,000.00. 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 21st day of November, 1986; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Charles G. Duncan

Leone M. Duncan

STATE OF OREGON,

County of Klamath

11/21/1986

Personally appeared

Personally appeared the above named

Charles G. Duncan

and Leone M. Duncan

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

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)

Charles G. & Leone M. Duncan

GRANTOR'S NAME AND ADDRESS

Joseph G. Thompson

P. O. Box 160

Merrill, OR 97633

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

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

DESCRIPTION

21558

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the CE1/16 corner of said Section 33; thence S89°52'59"E 1324.91 feet to the East $\frac{1}{4}$ corner of said Section 33; thence S00°01'38" West, along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, 681.00 feet; thence N89°52'59"W 1098.01 feet to a point 15 feet Easterly of the existing center of the Pope-Flesher-Duncan irrigation ditch; thence along a line 15 feet Easterly and Northeasterly of said ditch, N14°37'22"W 36.38 feet, N25°14'23"W 84.31 feet, N65°24'57"W 136.89 feet and N56°25'30"W 68.97 feet to a point on the West boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°03'35"E 474.94 feet to the point of beginning, with bearings based on the survey of said Major Land Partition 10-86.

SUBJECT TO:

Liens and encumbrances of record, including Mortgage in favor of the Department of Veterans' Affairs, recorded January 4, 1977 in Volume M77, page 182, Microfilm Records of Klamath County, Oregon, which grantee herein agrees to assume and pay in full.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this	21st	day of	Nov.	A.D., 19	86
at	3:19	o'clock	P	M.	and duly recorded
in Vol.	M86	of	Deeds	Page	21557
	Evelyn Biehn,	County Clerk			
	By	<i>[Signature]</i>			
				Deputy.	
Fee,	\$14.00				