

68841

WARRANTY DEED

MTC-17268-801. M86

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KNOW ALL MEN BY THESE PRESENTS, That

MERLE BAKER DICKEY who acquired title

as Merle A. Baker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOE ASHBY and CHRIS ASHBY, husband and wife & Lucia A. Rains, not as, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

DEC 2 PM 1

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, 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 \$17,000.00

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 brackets, 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 4th 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)

Merle Baker Dickey
Merle Baker Dickey

STATE OF OREGON, County of Washoe ss.
November 4, 1986

Personally appeared the above named
MERLE BAKER DICKEY

and acknowledged the foregoing instru-
ment to be HER voluntary act and deed.

Before me: *Cynthia L. O'Kelly*
CYNTHIA L. O'KELLY
Notary Public for Oregon Nevada
Appointed and recorded in Washoe County
MY COMMISSION EXPIRES MAR. 26, 1988

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 _____

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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

MERLE BAKER DICKEY

GRANTOR'S NAME AND ADDRESS

JOE & CHRIS ASHBY
4517 Winter Ave
Klamath Falls, OR 97601

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, _____ ss.
County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

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

87158

22173

A parcel of land situated in the $N\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from which the Section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 East of the Willamette Meridian bears South $89^{\circ} 44\frac{1}{2}$ min. West along the center line of said roadway 1081.9 feet to a point in the West boundary of said Section 11 and North $0^{\circ} 13\frac{1}{2}$ min. West along the Section line 1662.5 feet; running thence South $0^{\circ} 7$ min. East 331.7 feet to a point in the Southerly boundary of said $N\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of said Section 11; thence North $89^{\circ} 42$ min. East along said boundary line 67.5 feet; thence North $0^{\circ} 7$ min. West 331.75 feet, more or less, to center line of said roadway; thence South $89^{\circ} 44\frac{1}{2}$ min. West along the center line of said roadway 67.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes:

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 2nd day of Dec. A.D. 19 36
at 1:30 o'clock P M. and duly recorded
in Vol. M36 of Deeds Page 22172
By Evelyn Biehn, County Clerk
Fee, \$14.00
Deputy.