

68972

WARRANTY DEED

MTC-17267-P

Vol. 1486

Page

22406

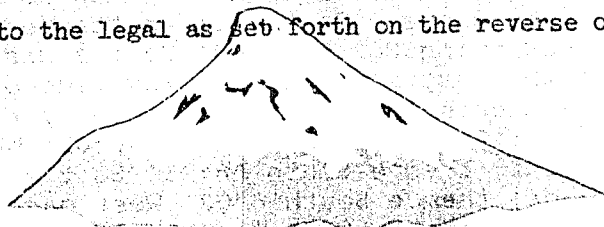
KNOW ALL MEN BY THESE PRESENTS, That

Edwin J. Walker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Peter J. Guzy and Victoria S. Guzy, 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:

Refer to the legal as set forth on the reverse of this document



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 as of the date of this deed and those apparent upon the land, if any.

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences 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 5th day of December, 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.

Edwin J. Walker
 Edwin J. Walker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

12-5, 1986.

Personally appeared the above named

EDWIN J. WALKER

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

Notary Public for Oregon
 My commission expires: 8/16/88

Edwin J. Walker

GRANTOR'S NAME AND ADDRESS

Peter J. Guzy and Victoria S. Guzy
 2214 E. Underhill Ave.
 Anaheim, California 92806

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of) ss.

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.

Recording Officer

By

Deputy

DESCRIPTION SHEET

A tract of land described as follows: Beginning at a point which lies South 1°21' West along the quarter line a distance of 605.5 feet and North 89°09' West a distance of 20 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East, Willamette Meridian, and running thence: Continuing North 89°09' West a distance of 738.84 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence following the Easterly right of way line of the Dalles-California Highway South 6°02' West a distance of 110 feet to a point; thence South 88°25' East a distance of 327.7 feet to a point; thence South 6°02' West parallel to the Easterly right of way line of the Dalles-California Highway a distance of 585.55 feet to a point on the forty line; thence North 89°41' East along the forty line a distance of 468 feet to a point; thence North 1°21' East a distance of 687.5 feet, more or less, to the point of beginning, said tract, in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 E.W.M., in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of December A.D. 19 86 at 11:49 o'clock A M., and duly recorded in Vol. M86
 of Deeds on Page 22406.

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]