

69553

WARRANTY DEED

MTC-17402

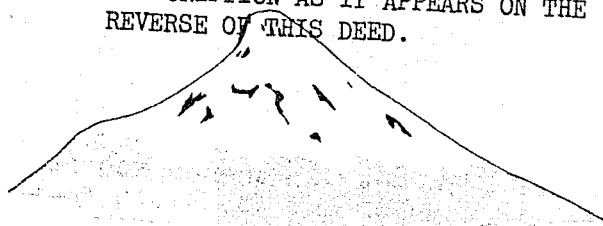
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KNOW ALL MEN BY THESE PRESENTS, That RUSSELL M. TRACY and CATHERINE F. TRACY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JED J. LANCASTER and ALICE K. LANCASTER, husband and wife, hereinafter 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 \$ 49,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 18th 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.

(If executed by a corporation, affix corporate seal)

Russell M. Tracy
Russell M. Tracy

Catherine F. Tracy
Catherine F. Tracy

STATE OF OREGON,

County of Klamath

ss.

12/18, 1986

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

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:

Personally appeared the above named

Russell M. Tracy &

Catherine F. Tracy

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Russell M. Tracy & Catherine F. Tracy

GRANTOR'S NAME AND ADDRESS

Jed J. Lancaster & Alice K. Lancaster
1807 Crest Dr.
Klamath Falls, OR 97603

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) 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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

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DESCRIPTION

A tract of land situated in Lot 42 and a portion of Lot 43 Block G, Homecrest, a duly recorded Subdivision, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 42, thence N00° 06'23"E along the Easterly right of way line of Crest Street, 166.86 feet to the Southerly right of way line of the U.S.B.R. "A" Canal; thence along said "A" Canal right of way line S76° 07'49"E 85.54 feet, along the arc of a curve to the right (radius point bears S13°43'37"W 497.96 feet) 246.30 feet to the Easterly line of said Lot 42; thence S00°04'34"W, along the Easterly line of said Lots 42 and 43, 41.70 feet, more or less, to a point 91.00 feet from the Southeast corner of said Lot 43; thence N89°53'37"W, parallel with the South line of said Lot 43, 298.78 feet to the Easterly right of way line of Crest Street; thence N00°06'23"E 8.86 feet, more or less, to the point of beginning, with the bearings based on the recorded survey map of said Minor Land Partition No. 32-85.

SUBJECT TO: An easement for a power line along the South boundary of the above described tract.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 1:51 o'clock P M., and duly recorded in Vol. M86 day
of Deeds on Page 23521.

FEE \$14.00

Evelyn Biehn
By Bonnetta H. Letcher County Clerk