

69668

WARRANTY DEED

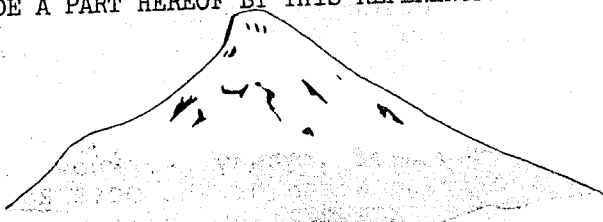
MTC-114554

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KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH SANDERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK GABRIEL, JR. and LINCOLN R. GABRIEL, each as tenants in common, each as to an undivided interest 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 ON THE REVERSE SIDE OF THIS DEED
WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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 all those of record and those 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 \$ 24,700.00

~~THE WHOLE OF THE ABOVE DESCRIBED PROPERTY IS HEREBY CONVEYED TO THE GRANTEE BY THE GRANTOR FOR THE CONSIDERATION OF \$24,700.00.~~ (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 19th 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.

Elizabeth Sanders
ELIZABETH SANDERS

(If executed by a corporation,
affix corporate seal)

STATE OF ~~MARYLAND~~ } ss.
County of Alvert
December 19, 1986.

Personally appeared the above named
ELIZABETH SANDERS

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: JUL 1, 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 _____

_____, 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Elizabeth Sanders
3508 King Drive
Dunkirk, Maryland 20754
GRANTOR'S NAME AND ADDRESS

Frank Gabriel, Jr. & Lincoln R. Gabriel
12220 Highway 140 East
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____

Recording Officer

Deputy

- continued from the reverse side of this deed -

23744

LEGAL DESCRIPTION:

PARCEL 1

The E1/2 W1/2 W1/2 W1/2 in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, lying South of Highway 140 and the E1/2 W1/2 W1/2 W1/2 in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying North of the B Canal, and the W1/2 E1/2 E1/2 SE1/4 in Section 16, Township 39 South, Range 10 East of the Willamette Meridian lying South of Highway 140 known as the Klamath Falls-Lakeview Highway and lying North of the OC&E Railroad right of way, Klamath County, Oregon. EXCEPT Rights of Ways for Highways, Railroads & USRS Canal as presently located thereon.

PARCEL 2

The E1/2 W1/2 E1/2 E1/2 of Section 16, Township 39, Range 10 East of the Willamette Meridian, lying South of Highway 140. EXCEPT that portion of the E1/2 W1/2 SE1/4 SE1/4 lying South of the U.S.R.S. East Branch Canal right of way.

PARCEL 3

A strip of land one (1) rod wide off the West side of the NW1/4 NW1/4 and SW1/4 NW1/4 of Section 22, Township 39, Range 10 East of the Willamette Meridian, lying South of the USBR "B" Canal.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 23rd day of Dec. A.D., 19 86
at 2:58 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 23743

Evelyn Biehn, County Clerk

By

Deputy.

Fee, \$14.00