

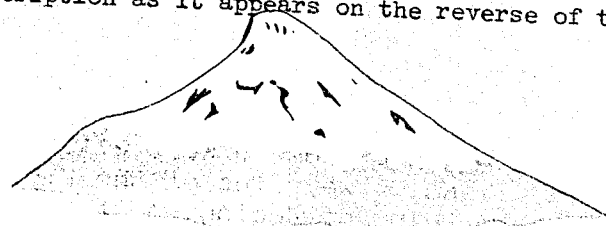
69691

WARRANTY DEED

ME-17209-P Vol. 1480 Page 23785

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 RANDALL L. TURNER and BONNIE S. TURNER, 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 \$ 22,500.00. ~~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 23rd day of December, 19 86; 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.

Charles G. Duncan
Charles G. Duncan

Leone M. Duncan
Leone M. Duncan

STATE OF OREGON, County of _____) ss.
12/23, 1986

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.
12/23, 1986

Personally appeared the above named Charles G. Duncan & Leone M. Duncan and acknowledged the foregoing instrument to be their voluntary act and deed.

Belinda J. Pence
Notary Public for Oregon
My commission expires: 8/16/88

CHARLES G. & LEONE M. DUNCAN

GRANTOR'S NAME AND ADDRESS

RANDALL L. & BONNIE S. TURNER
HC 62 Box 87-A
Malin, OR 97632

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

DESCRIPTION

A parcel of land situated in Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the County Roads marking the East one-fourth corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian; thence North 00°02'50" East 2643.30 feet to the intersection of the County Road from the South and East marking the South-East corner of said Section 3; thence North 07°40'53" West 871.59 feet to a point on the Westerly right of way line of the U.S.B.R. D-13 lateral marking the True Point of Beginning of this description; thence North 02°52'10" East along the Westerly right of way line of said lateral 290.40 feet; thence North 87°07'50" West perpendicular to said right of way line 150.00 feet; thence South 02°52'10" West parallel to said right of way line 290.40 feet; thence South 87°07'50" East 150.00 feet to the True Point of Beginning, with the bearings based on the recorded survey made for the Klamath County Schools December 8, 1967.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 24th day of Dec. A.D., 19 86
at 10:12 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 23785.
Evelyn Biehn, County Clerk
By *John Smith* Deputy.

Fee, \$14.00