

69850

WARRANTY DEED

Vol MC Page 24091

KNOW ALL MEN BY THESE PRESENTS, That COUNTRY VILLA MARKET, INC., an Oregon

corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON D. LAMBERT and
 CONNIE R. LAMBERT, 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 ap-
 pertaining, 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 \$ 160,000.00
 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 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 _____ 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.

(If executed by a corporation,
 affix corporate seal)

By: Donald White
 Donald White, President

By: Elizabeth White
 Elizabeth White, Vice-President

STATE OF OREGON, County of Klamath) ss.
12-29, 19 86

Personally appeared Donald White and
 Elizabeth White who, being duly sworn,

Donald White President of
Elizabeth White Vice-President of

COUNTRY VILLA MARKET, INC., 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:

Camela Spencer

Notary Public for Oregon

My commission expires: 8/16/88

(OFFICIAL
 SEAL)

Personally appeared the above named

Donald White, President of Country

Villa Market, a corporation, on behalf of
 the corporation by authority of its board
 of directors and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:

Sharon K. Green

Notary Public for Oregon

My commission expires:

October 11, 1989

(OFFICIAL
 SEAL)

PUBLIC

NOTARY

COUNTRY VILLA MARKET, INC.

GRANTOR'S NAME AND ADDRESS

VERNON D. & CONNIE R. LAMBERT

3706 Hope

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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

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

DESCRIPTION

A tract of land situated in the $S\frac{1}{2}$ $S\frac{1}{2}$ $SE\frac{1}{4}$ $SE\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of Homedale Road, said point located North $89^{\circ}55'40''$ West 1318.31 feet and North $00^{\circ}31'00''$ West 210.00 feet from the brass cap monument marking the Southeast corner of said Section 11; thence North $00^{\circ}31'00''$ West along the Easterly right of way line of said Homedale Road 120.08 feet to a 5/8 inch iron pin on the North line of the $S\frac{1}{2}$ $S\frac{1}{2}$ $SE\frac{1}{4}$ $SE\frac{1}{4}$ of said Section 11; thence South $89^{\circ}55'30''$ East along said North line 199.23 feet to a 5/8 inch iron pin; thence South $00^{\circ}04'20''$ West 120.07 feet to a 5/8 inch iron pin on the North right of way line of Sturdivant Avenue; thence North $89^{\circ}55'40''$ West along the North right of way line of said Sturdivant Avenue 198.00 feet to the point of beginning.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 30th day of Dec. A.D., 19 86
at 3:31 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 24091
By Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee. \$14.00