

70896

WARRANTY DEED
MC 17811-P

Vol. 1487 Page 1498

KNOW ALL MEN BY THESE PRESENTS, That W. F. DEAN and GLADYS DEAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN R. STUMP and LEAH A. STUMP, 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 \$ 17,000.00. 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 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 24th day of January, 1987; 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)

W. F. Dean

Gladys Dean

STATE OF OREGON,

County of Klamath

ss.

NOTARY 129 19 87

Personally appeared the above named

W. F. Dean & Gladys Dean

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

(OFFICIAL SEAL)

Amela Spencer

Notary Public for Oregon

My commission expires: 8/16/88

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

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:

W. F. Dean & Gladys Dean

GRANTOR'S NAME AND ADDRESS

MARVIN R. STUMP & LEAH A. STUMP

1241 Lakeshore Dr.
Klamath Falls, OR 97601

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,

ss.

County of

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

PARCEL 1

1499

A parcel of land being a portion of Lots 11 and 12, Block 1 of TRACT 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said Parcel being more particularly described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 00 degrees 04' 18" West along the Westerly line of said Lot 12 and said Lot 11, 259.96 feet; thence North 84 degrees 37' 45" East 253.58 feet; thence South 00 degrees 04' 18" East 313.86 feet; thence South 89 degrees 39' 43" West, along an existing fence, 252.50 feet to a point on the Southerly extension of the Westerly line of said Lot 12; thence North 00 degrees 04' 18" West 31.65 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

PARCEL 2

A parcel of land being a portion of Lots 11 and 12, Block 1 of Tract 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 12, said point being on the Southwesterly right of way line of Aurora Drive; thence South 22 degrees 38' 58" West along the Easterly line of said Lot 12, 287.34 feet to the Southeast corner of said Lot 12; thence South 00 degrees 52' 35" East along the Westerly line of Lot 13, Block 1, of said Tract 1198, 29.83 feet; thence South 89 degrees 19' 32" West along an existing fence, 182.93 feet; thence North 00 degrees 04' 18" West, 313.86 feet; thence North 84 degrees 37' 45" East 236.58 feet to the corner common to said Lots 11 and 12 on the Southwesterly right of way line of said Aurora Drive; thence Southeasterly along the arc of a curve to the left (radius point bears North 45 degrees 00' 00" East 180.00 feet, and central angle is 22 degrees 21' 02"), 70.22 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of January A.D., 19 87 at 4:05 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 1498.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]