

71016

WARRANTY DEED

MTC-17013

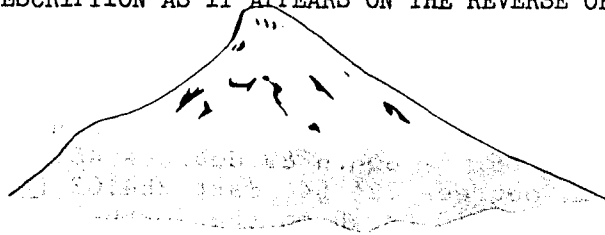
Vol 1781

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KNOW ALL MEN BY THESE PRESENTS, That W. F. DEAN & GLADYS DEAN, each as to an undivided  $\frac{1}{2}$  interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. CHARLES HALVORSEN and GWEN HALVORSEN, 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 \$ 15,000.00

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 93.050.)

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 2nd day of February, 19 87; 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

2/2, 19 87.

Personally appeared the above named

W. F. Dean & Gladys Dean

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

Before me, Notary Public for Oregon, My commission expires: 8/16/88

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

, 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 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

R. CHARLES & GWEN HALVORSEN

2036 Reclamation

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,

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.

Recording Officer

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

'87 FEB 3 PM 1 36

A tract of land situated in Lots 5 and 8 of said Tract 1198, VALE DEAN CANYON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 5 and 8, Block 1 of said Tract 1198, VALE DEAN CANYON, excepting a tract in said Lot 5 described as follows:

Beginning at the Northeasterly corner of said Lot 5; thence, along the Northerly line of said Lot 5, South 89 degrees 46' 46" West 89.17 feet; thence South 24 degrees 32' 54" East 384.03 feet to the Southeasterly corner of said Lot 5 on the Northerly end of Aurora Court; thence North 11 degrees 22' 48" West, along the Easterly line of said Lot 5, 356.68 feet to the point of beginning.

And also excepting a tract in said Lot 8 described as follows:

Beginning at the Northwesterly corner of said Lot 8; thence North 89 degrees 46' 46" East, along the North line of said Lot 8, 120.00 feet; thence South 04 degrees 48' 07" East 373.91 feet to the Southerly line of said Lot 8; thence along said Southerly line South 81 degrees 24' 31" West 120.00 feet to the Westerly line of Aurora Drive; thence on the arc of a curve to the left on said Westerly line (radius point bears South 81 degrees 24' 31" West 50.00 feet and central angle equals 78 degrees 59' 26") 68.93 feet; thence along the Westerly line of said Lot 8, North 02 degrees 25' 05" East 347.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February A.D., 19 87 at 1:36 o'clock P M., and duly recorded in Vol. M87 day of Deeds on Page 1701.

FEE \$14.00

Evelyn Biehn, County Clerk

By 