

71430

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DALE B. EMBLADE and CAROL A. EMBLADE,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD L. WARREN and BETTY L. WARREN, husband and wife 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: A portion of that tract of land described in Volume M80, page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows: Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89°48'06" East, 894.26 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89°48'06" East, 410.00 feet to a 5/8" iron rod marking the Northeast corner of said tract of land; thence 00°05'25" East, 345.11 feet to a 5/8" iron rod marking the Southeast corner of said tract to a 5/8" iron rod; thence South 89°55'16" West, 410.00 feet along the South boundary of said tract to a 5/8" iron rod; thence North 00°05'25" West, 344.26 feet to the true point of beginning with bearings based on Major Partition 87-10 on file in the office of the Klamath County Engineer.

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 \$9,500.00. (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 13th day of February, 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)

X Dale B. Elmlade
DALE B. EMBLADE

X Carol A. Elmlade
CAROL A. EMBLADE

STATE OF OREGON, } ss.
County of Lane
February 19, 1987

STATE OF OREGON, County of LANE } ss.
2-9 1987

Personally appeared the above named DALE B. EMBLADE and CAROL A. EMBLADE

Personally appeared DALE B. EMBLADE and CAROL A. EMBLADE 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: Shelley J. Campbell
Notary Public for Oregon
My commission expires: 1-27-91

Before me: Shelley J. Campbell
Notary Public for Oregon
My commission expires: 1-27-91

Dale B. Elmlade & Carol A. Elmlade
415 River Loop #2
Eugene, OR 97404

GRANTOR'S NAME AND ADDRESS
Harold L. Warren & Betty L. Warren
36505 West Florida Ave. Sp. 483
Hemet, CA 92343

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of February, 1987, at 3:41 o'clock P.M., and recorded in book M87 on page 2432 or as file/reel number 71430, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk!
By Bernetha S. Heston, Deputy
Recording Officer

Fee \$10.00