

71580

WARRANTY DEED

FAYE M. WOOTEN

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD J. MACNEILL

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.

Subject to: Liens and encumbrances of record, including existing Trust Deed in favor of Eleanor Edmonds, which buyer herein agrees to assume and pay in full, and further agrees to hold seller harmless therefrom.

## 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 \$45,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th 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.

Faye M. Wooten

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
2/14, 1987

Personally appeared the above named

Faye M. Wooten

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

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

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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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:

FAYE M. WOOTEN

GRANTOR'S NAME AND ADDRESS

EDWARD J. MACNEILL

Rt 2 Box 86  
Bonanza, OR 97623

GRANTOR'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

BOOK

DESCRIPTION

2705

A parcel of land situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South centerline of said Section 15, said point being situated South 00° 31' 49" West a distance of 903.74 feet from the Northeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15; thence West a distance of 100 feet; thence South 00° 31' 49" West parallel with the North-South center line of said Section, a distance of 405.51 feet, more or less, to the Northerly right of way line of the Keno Springs Road; thence North 56° 52' 28" West along said Northerly right of way line a distance of 499.72 feet, more or less to an intersection with the Easterly right of way line of the County Road; thence North 15° 06' 55" West along said County Road a distance of 393.38 feet, more or less to the Southwest corner of Parcel described in Partial Release of Mortgage recorded August 16, 1971 in Volume M71, page 8560, Microfilm Records of Klamath County, Oregon; thence North 78° 28' 56" East a distance of 641.20 feet along the Southerly line of said parcel, to the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15; thence South along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 20th day  
of February A.D., 19 87 at 9:35 o'clock A M., and duly recorded in Vol. M87  
of \_\_\_\_\_ Deeds on Page 2704

FEE \$14.00

Evelyn Biehm, County Clerk  
By Am Smith

