

71937

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That R. L. Watkins

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jackie W. Wegner and Sheri L. Wegner, 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 parcel of land situated in Section 32, Twp. 39 S., Range 8 East of Willamette Meridian, more particularly described as follows: BEGINNING at a well-established fence corner, which corner is common to lands owned by Colwell, Heim and Hess, and which fence corner lies North 89° 19.9' West 368 feet distant from the Northeast corner of the SE¼ of the SW¼ of Section 29, Twp. 39 South, Range 8 E.W.M., thence South 89° 19.9' East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing 413.60 feet to a steel bar; thence along said fence and bearing 30.11 feet; thence South 41° 11.3' East 3029.41 feet to a steel bar; thence North 72° 14.4' East 296.98 feet to a steel bar, which bar is the true point of beginning of the description; thence North 72° 14.4' E 194 feet to a steel bar; thence South 0° 53' West 200 feet to a steel bar set in an established fence which lies on the Northwesterly right of way line of the Klamath Falls-Ashland State Highway; thence South 72° 56.4' West 135 feet along said fence and right of way line to a steel bar; thence North 16° 16.7' West 187.93 feet to a steel bar which is the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

reservation, restrictions, rights of way of record and those apparent upon the land; AND unpaid taxes for 1986-87.

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. \$25,000.00 AND

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$other consideration. 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 ①, 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 23rd 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.

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.

R. L. Watkins
R. L. Watkins

STATE OF OREGON, Washington } ss.
County of COWLITZ }
FEBRUARY 23, 19 87

Personally appeared the above named R. L. Watkins

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

Notary Public for OREGON, Washington
My commission expires: 2-16-90

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 _____

_____ 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

R. L. Watkins
504 Tower Road
Castle Rock, WA 98611
GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Jackie W. Wegner
P.O. Box 2
Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantees
P.O. Box 2
Keno, OR. 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 3rd day of March, 19 87, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M87 on page 3392 or as fee/file/instrument/microfilm/reception No. 71937, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Ann Smith* Deputy

Fee: \$10.00