

KCTC-39483

73491

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
ROYAL E. PHILLIPS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. DAVID ANDERSON AND CECELIA ANDERSON, 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:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying westerly of the Old Oregon Trunk Railway Right of Way, and All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying west of the railroad right of way and North of Bear Flat Road No. 283, all in Section 16, Township 28 South, Range 8 East of the Willamette Meridian.

SUBJECT TO:

1. Right of way recorded on July 12, 1962 in Deed Volume 338 on page 613, records of Klamath County, Oregon.
2. Reservations and restrictions contained in deed dated July 7, 1962 and recorded July 12, 1962 in Deed Volume 338 on page 613, records of Klamath County, Oregon.

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

As set forth hereinabove

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ② (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 10th day of April, 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.

X Royal E. Phillips
ROYAL E. PHILLIPS

STATE OF ~~Oregon~~ California } ss.
County of ~~Clatsop~~ Sacramento }
April 10, 1987

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared the above named
Royal E. Phillips

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 acknowledged the foregoing instrument to be _____ 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:
Valdene Reichow
Notary Public for California
My commission expires: 9/14/90

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)



GRANTOR'S NAME AND ADDRESS
OFFICIAL SEAL
VALDEN REICHOW
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. Sep. 14, 1990

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of April, 1987, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M87 on page 6351 or as fee/file/instrument/microfilm/reception No. 73491, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$10.00

After recording return to:

M. & Mrs. J. David Anderson
P.O. Box 64
Chenault, Oregon 97731

Until a change is requested all tax statements shall be sent to the following address.
M. & Mrs. J. David Anderson
P.O. Box 64
Chenault, Oregon 97731

SPACE RESERVED
FOR
RECORDER'S USE