

74287

WARRANTY DEED
MTC-17905-P

NOAL DELORIS GALLEGOS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN MCAULIFFE, 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 \$ 20,000.00. However, the whole consideration consists of the sum of \$ 20,000.00 and the sum of \$ 20,000.00 is the whole consideration (the rest is null and void). The sum of \$ 20,000.00 is the whole consideration (the rest is null and void). 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 30 day of April, 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.

Noal Deloris Gallegos

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of } ss.
County of McCreary
April 30, 19 87.

Personally appeared the above named
Noal Deloris Gallegos

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

Before me, Gladys Hicks
Notary Public for Oregon
My commission expires: Sept. 2, 19 87

Noal Deloris Gallegos

GRANTOR'S NAME AND ADDRESS
Dan McAuliffe
C/O 5462 Eastwood Dr
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Dan McAuliffe
C/O 5462 Eastwood Dr
Klamath Falls OR 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Dan McAuliffe

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
Personally appeared _____, 19 ____ and
each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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)

STATE OF OREGON, } ss.
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.

By _____ Recording Officer
Deputy

A tract of land situated in the NW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00 degrees 12' 30" East, a distance of 1474.00 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89 degrees 54' 30" East, parallel with the North line of said Section 7, a distance of 26.70 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 54' 30" East a distance of 957.88 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 54' 30" East a distance of 5.50 feet to the centerline of an existing irrigation ditch; thence South 16 degrees 07' 41" West along the centerline of said ditch a distance of 425.04 feet; thence North 89 degrees 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 54' 30" West a distance of 838.42 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89 degrees 54' 30" West a distance of 26.60 feet to the West line of said Section 7; thence North 00 degrees 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Deed Volume 232, page 421, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of May A.D., 19 87 at 9:52 o'clock A M., and duly recorded in Vol. M87,
of Deeds on Page 7788.

Evelyn Biehn, County Clerk
By Ann Smith

FEE \$14.00