

# MOUNTAIN TITLE COMPANY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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Larry E. Niemi and Ernest G. Niemi

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas J. DePew, a single man, 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 ATTACHED DESCRIPTION SHEET



## 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, apparent on the ground and common to the area

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 \$ 32,500.00. 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 ©, 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 21st day of June, 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)

Larry E. Niemi by Ernest G. Niemi his attorney in fact

Ernest G. Niemi

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, 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.

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.

Notary Public for Oregon My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON

County of Klamath, ss. June 21, 1987.

Personally appeared the above named Ernest G. Niemi

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

Before me, Notary Public for Oregon, My commission expires: 11-16-87

Niemi

GRANTOR'S NAME AND ADDRESS

DePew

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 So. 6th St.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address:  
Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

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## DESCRIPTION SHEET

Beginning at a point on the East line of the SE1/4 NW1/4 of Section 7, Township 38, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies South along the quarterline, a distance of 640.97 feet from the Northeast corner of the said SE1/4 NW1/4 of Section 7, and running thence:

West a distance of 356.73 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence South 0 degrees, 02' West along the Easterly right of way line of the Dalles-California Highway a distance of 128.65 feet, more or less, to the Northwest corner of that certain tract of land conveyed by Floyd Underhill et ux to Nelson E. Hanson et ux by deed recorded on page 95 of Volume 122 of Deeds, records of Klamath County, Oregon; thence South 89 degrees 54' 30" East along the North line of said tract, a distance of 370.64 feet to a point on the quarter line; thence North along the quarter line a distance of 128.50 feet, more or less, to the point of beginning, contained 1.15 acres, more or less, in the SE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

FORM No. 154—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 21 day of June, 1987 personally appeared

Ernest G. Niemi

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

Larry E. Niemi

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Rosemary Whitaker  
(Signature)  
Notary for the state of Oregon  
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day  
of June A.D. 19 87 at 10:09 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 11087.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Pat Smith