

MOUNTAIN TITLE COMPANY

76459

WARRANTY DEED
MTC-10348-P
DURINDA RHODES

Page 11648

KNOW ALL MEN BY THESE PRESENTS, That

DAREN OATMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
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 \$ 26,300.00

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 21th 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.

Durinda Rhodes

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

6/29, 1987

Personally appeared the above named Durinda Rhodes

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

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

DURINDA RHODES

GRANTOR'S NAME AND ADDRESS

DAREN OATMAN

PO BOX 22
CRESCENT OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

DAREN OATMAN

PO BOX 22
CRESCENT OR 97733

NAME, ADDRESS, ZIP

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

DAREN OATMAN

NAME, ADDRESS, ZIP

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

Personally appeared _____, 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 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
Deputy

By

A Parcel of land situate in the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon as follows:

Beginning at the point of an iron stake 857.6 feet East of the Northwest corner of Section Thirty-one (31) Township 24 South, Range 9 East of the Willamette Meridian, Southerly 1645 feet on the West side of Highway 97 to the point of beginning; thence Southerly along said Highway 97, 335 feet 8 inches to a point; thence North 366 feet to a point; thence Easterly 183 feet 7 inches to the point of beginning at right angles with Highway 97, all in said Section 31, Township 24 South, Range 9 East of the Willamette Meridian. EXCEPT that portion as described in a certain deed between Clifford W. Schmidt and Mary M. Schmidt, grantors, to Walter G. Schmidt and Clara A. Schmidt, grantees, dated November 30, 1966, and recorded January 9, 1967 in Volume M67 at page 176, in the Record of Deeds of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day of July A.D., 19 87 at 1:29 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 11648.

FEE \$14.00

Evelyn Biehn County Clerk
By Seretha H. Hetch

