

# MOUNTAIN TITLE COMPANY

76476

WARRANTY DEED

MT 183/6-1/87

Page 11670

KNOW ALL MEN BY THESE PRESENTS, That KENNETH JOHN DEGREE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY L. DRESSELL and JANET L. DRESSELL, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



## 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 all those of record and those 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 \$ 143,430.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of July, 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.

Kenneth John Degree  
KENNETH JOHN DEGREE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
19 87

Personally appeared the above named  
KENNETH JOHN DEGREE

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

Be Known: Donna L. Mader  
Notary Public for Oregon  
My commission expires: 8-21-90

Kenneth John Degree  
P.O. Box 6925  
Bend, OR 97708

GRANTOR'S NAME AND ADDRESS

Terry L. Dressell & Janet L. Dressell  
5330 Homedale  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 \_\_\_\_\_

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: Donna L. Mader  
Notary Public for Oregon  
My commission expires: 8-21-90

(OFFICIAL SEAL)

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

## DESCRIPTION SHEET

11671

## PARCEL 1

The Southerly 176 feet of the Easterly 240 feet of the following described parcel to wit:

A tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 870 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 280 feet along the West line of Homedale Road to an iron pin; thence West 323.8 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 285.1 feet from the above-described beginning point; thence East 285.1 feet, more or less, to the point of beginning. ALSO a tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 1150 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 240 feet along the West line of Homedale Road to an iron pin; thence West 353.0 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 323.8 feet from the above-described beginning point; thence East 323.8 feet, more or less, to the point of beginning.

## PARCEL 2

The Southerly 176 feet of the following described parcel, to wit:

A tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 870 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 280 feet along the West line of Homedale Road to an iron pin; thence West 323.8 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 285.1 feet from the above-described beginning point; thence East 285.1 feet, more or less, to the point of beginning. ALSO a tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 1150 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 240 feet along the West line of Homedale Road to an iron pin; thence West 353.0 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 323.8 feet from the above-described beginning point; thence East 323.8 feet, more or less, to the point of beginning, EXCEPT the Easterly 240 feet thereof.

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 3:41 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 11669.

FEE \$14.00

Evelyn Biehn County Clerk  
By Bernetha A. Felich