

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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76931

KNOW ALL MEN BY THESE PRESENTS, That JERRY A. MADDOX & RAMONA F. MADDOX,

husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE R. SIENS & TWILA R. SIENS, 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 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 \$ 42,000.00
XX
the whole XXX
part of the XXX

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 14th 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.

Jerry A. Maddox

Ramona F. Maddox

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

7/14, 1987

Personally appeared the above named Jerry A. Maddox & Ramona F. Maddox

F. Maddox

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

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

JERRY A. & RAMONA F. MADDOX

GRANTOR'S NAME AND ADDRESS

DALE R. & TWILA R. SIENS
PO Box 335
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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 _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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

MOUNTAIN TITLE COMPANY

125C8

A tract of land situate in Lot 3 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin which lies North 1 degree 5' East along the West 40 line of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 136.8 feet from the iron pin which marks the Southwest corner of said Lot 3 and running thence North 26 degrees 39' East a distance of 762.9 feet to an iron pin; thence North 63 degrees 21' West a distance of 150 feet to an iron pin; thence South 26 degrees 39' West a distance of 450.5 feet to an iron pin on the said West 40 line South 1 degree 5' West a distance of 346.5 feet, more or less, to the point of beginning in Lot 3 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, ALSO

Beginning at an iron pin which marks the Southwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 26' East along the South 40 line a distance of 101.8 feet to an iron pin; thence North 26 degrees 39' East a distance of 841.7 feet to an iron pin; thence North 63 degrees 21' West a distance of 150 feet to an iron pin; thence South 26 degrees 39' West a distance of 762.9 feet to an iron pin which is on the West 40 line of said Lot 3; thence South 1 degree 5' West along the said West 40 line a distance of 136.8 feet, more or less, to the point of beginning.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company
on this 14th day of July A.D. 19 87
at 4:18 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 12507
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00