

MOUNTAIN TITLE COMPANY

77576

WARRANTY DEED

WARRANTY DEED MTC-18452-P VOL 1187 Page 13680

KNOW ALL MEN BY THESE PRESENTS, That ERVING L. JONES and EDNA G. JONES, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by husband and wife.

JAMES A. STURGESS 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,

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,200.00

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 31st day of July, 19 87;

(If executed by a corporation, affix corporate seal)

Erving L. Jones

Edna G. Jones

STATE OF OREGON, County of Klamath, 19 87.

STATE OF OREGON, County of Klamath, 7-31, 1987.

Personally appeared the above named Erving L. Jones & Edna G. Jones

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

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

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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

ERVING L. JONES & EDNA G. JONES

GRANTOR'S NAME AND ADDRESS

JAMES A. STURGESS
Box 61 Harriman Rt.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE
1227 E 36th
National City, CA 92050

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

GRANTEE
Box 61 Harriman Rt.
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of July, 19 87,

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 portion of the NW1/4 SE1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East along the center line of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 150 feet from the center of said Section 10 and thence South at right angles to said center line a distance of 100 feet to the true point of beginning; thence continuing South a distance of 75 feet to a point; thence East parallel to said center line a distance of 180 feet to a point; thence North at right angles to said center line a distance of 75 feet to a point which is 100 feet South of said center line; thence West parallel to and 100 feet Southerly from said center line a distance of 180 feet to the point of beginning.

"Together with an easement for roadway purposes which shall be appurtenant to said land, over and across the 50 foot strip immediately West of the above tract; which said easement is non-exclusive and is to be used with other lands bordering on said roadway."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 31st day
of July A.D. 19 87 at 11:00 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 13680.

FEE \$14.00

Evelyn Biehn, County Clerk
By PAm Smith