

78530

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDWARD CARTE, Guardian for the LOLA BELL RHEA GUARDIANSHIP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE L. MC CORD and SANDY K. MC CORD, 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.

SUBJECT TO: 1986-1987 delinquent real property taxes, in the amount of \$828.15, plus interest, which the Grantees herein agreed to assume and pay in full on or before October 15, 1987.

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 \$39,000.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$39,000.00~~

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 25th day of August, 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.

LOLA BELL RHEA GUARDIANSHIP

by: *Edward Carte, Guardian*
EDWARD CARTE, Guardian

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 25, 1987

Personally appeared the above named
EDWARD CARTE, Guardian of the LOLA BELL RHEA GUARDIANSHIP

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8/16/87

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____

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,

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

EDWARD CARTE, Guardian of LOLA BELL RHEA GUARDIANSHIP

GRANTOR'S NAME AND ADDRESS

DUANE L. MC CORD and SANDY K. MC CORD
1099 A. Wocus Rd.
Klamath Falls, OR 97601

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,) ss.

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____ Deputy

Order No.: 18576-K

15389

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of land in E1/2 of NW1/4, Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of SE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lays South along the quarter line a distance of 216.9 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7 which is also center line of County Road; thence North 71 degrees 30' West a distance of 134.0 feet along center line of County Road; thence North 56 degrees 15' West a distance of 90.0 feet along center line of County Road; thence North 37 degrees 30' West a distance of 200.0 feet along center line of County Road to center line of old Highway; thence North 13 degrees 30' West a distance of 125.40 feet along center line of old highway; thence East a distance of 353.0 feet to East line of NW1/4 of Section 7; thence South along said East line of NW1/4 of Section 7 a distance of 373.33 feet to point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 26th day of August A.D., 19 87
at 11:03 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 15388

Evelyn Biehn, County Clerk

By

Pam Smith

Deputy.

Fee, \$14.00