

789334

MTC-12423 P

WARRANTY DEED

Vol. M61 Page 16124

KNOW ALL MEN BY THESE PRESENTS, That ORREN C. WEBB-BOWEN & MARIE R. WEBB-BOWEN husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FINLEY D. SCHLUMBOHM & SANDRA K. SCHLUMBOHM, 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 \$ 88,500.00

~~However, the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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,~~

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 3rd day of September, 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.

*Orren C. Webb-Bowen*  
Orren C. Webb-Bowen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
9/3, 1987

STATE OF OREGON, County of ) ss.  
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Personally appeared the above named  
Orren C. Webb-Bowen & Marie R. Webb-Bowen  
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 \_\_\_\_\_, 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:  
*[Signature]*  
Notary Public for Oregon  
My commission expires: 8/16/88

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

ORREN C. & MARIE R. WEBB-BOWEN

STATE OF OREGON, ) ss.  
County of

GRANTOR'S NAME AND ADDRESS  
FINLEY D. SCHLUMBOHM & SANDRA K. SCHLUMBOHM  
5616 Homedale Rd.  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

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 \_\_\_\_\_.

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

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.  
Recording Officer  
By \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION

## PARCEL 1:

A tract of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West boundary of Homedale Road, said point being West a distance of 30.0 feet and South a distance of 2040 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South along the West boundary of Homedale Road a distance of 120.0 feet to an iron pin; thence West a distance of 580.7 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 525.8 feet from the above described beginning point; thence East a distance of 525.8 feet, more or less to the point of beginning.

## PARCEL 2:

A ten foot strip of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West boundary of Homedale Road, said point being West a distance of 30.00 feet and South a distance of 2160.00 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South along the West boundary of Homedale Road a distance of 10.00 feet; thence West to 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 580.70 feet from the point of beginning; thence East a distance of 580.70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day  
of September A.D., 19 87 at 4:13 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 16124

FEE \$14.00

Evelyn Biehn,

County Clerk

By

*Pat Smith*