

80067

FORM No. 633—WARRANTY DEED (Individual or Corporate)

MTC-1396-1187

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78691

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert J. Halvorsen and Lois E. Halvorsen Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. David Halvorsen

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:

A tract of land situated in Lot 7, Block 1, Tract 1109 Chalet Vista Subdivision, situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 32, T39S, R10EWM, Klamath County, Oregon. Consisting of 18.46 Acres M/L as described on exhibit A attached. Subject To: Covenants, Conditions, Restrictions, Reservations, Rights of Way, and Easements of now of record.

THIS DEED IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 5.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28 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.

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.

Robert J. Halvorsen
Lois E. Halvorsen

STATE OF OREGON

County of Klamath } ss.
1987

Personally appeared the above named

Robert J. Halvorsen and
Lois E. Halvorsen

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STATE OF OREGON, County of _____, 19____ ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

R. David Halvorsen

1444 Hill Road 5638 Bel Aire Dr.

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

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

INDEXED

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of August, 1987, at 8:57 o'clock A. M., and recorded in book/reel/volume No. M87 on page 15679 or as fee/file/instrument/microfilm/reception No. 78691. Record of _____ said county.

Witness my hand and seal of County of _____

Evelyn Riehn, County Clerk

By _____ Deputy

Fee: \$10.00

"EXHIBIT A"
LEGAL DESCRIPTION OF PARCEL 2
MINOR LAND PARTITION No. 8-87

17961

A tract of land situated in Lot 7, Block 1, TRACT 1109--CHALET VISTA SUBDIVISION, situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, T39S, R10EW1, Klamath County, Oregon, more particularlty described as follows:

Lot 7, Block 1 of said TRACT 1109--CHALET VISTA, excepting the following described 5.00 acre tract.

Beginning at the corner common to said Lot 7 and Lot 6 on the North end of Chalet Drive; thence along the line common to said Lots 6 & 7 and the centerline of a 60 foot road easement, as per said Tract 1109, North 251.49 feet, on the arc of a curve to the right (radius = 76.66 feet and central angle = 105°03'00") 140.55 feet, S74°57'00"E 114.47 feet and S83°17'05"E 309.39 feet; thence leaving said Lot line and easement S42°25'50"E 420.01 feet to the South line of said Lot 7; thence N89°58'20"W, along said south lot line, 747.76 feet to the East line of Chalet Drive; thence on the arc of a curve to the left (radius point bears N89°58'20"W 50.00 feet and central angle = 90°01'40") 78.56 feet, containing 5.00 acres and with bearings based on the South line of said Lot 7 as being N89°58'20"W.

said tract containing 18.46 acres.

SUBJECT TO AND TOGETHER WITH: The road easement along the line common to said Lots 6 & 7, as shown on the plat of said TRACT 1109--CHALET VISTA.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day
of October A.D., 19 87 at 2:54 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 17960

FEE \$10.00

Evelyn Biehn, County Clerk
By [Signature]