

80965

WARRANTY DEED

Vol. M87 Page 19562

MT-18666P
 husband and wife

KNOW ALL MEN BY THESE PRESENTS, That

GARY RICHARD MICK & SANDRA LEE MICK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CONRAD W. KRUMM & LESLIE M. KRUMM, 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.

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Motor Investment Company, which buyers herein DO NOT agree to assume and pay, and sellers herein further agree to hold buyers harmless therefrom.

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 \$ 35,000.00

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 of the above is correct) Do not check both boxes. See ORS 91.430

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 23rd day of October, 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.

(If executed by a corporation affix corporate seal)



OFFICIAL SEAL
BILLIE METCALFE
 NOTARY PUBLIC-CALIFORNIA
 PRINCIPAL OFFICE IN
 STANISLAUS COUNTY
 My Commission Expires Jun. 14, 1991

Gary Richard Mick

Sandra Lee Mick

STATE OF OREGON, California } ss.
 County of STANISLAUS
 OCTOBER 23, 19 87

Personally appeared the above named
 Gary Richard Mick & Sandra
 Lee Mick

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
 My commission expires: 6-14-91

STATE OF OREGON, County of _____, 19____

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)

Gary Richard Mick & Sandra Lee Mick

GRANTOR'S NAME AND ADDRESS

Conrad W. Krumm & Leslie M. Krumm
 12001 Foothill Blvd. Sp. #90
 Lakeview Terrace, CA 91342

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

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.

Recording Officer

By _____

Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

19563

A parcel of land called 2A (see R.O.S. #1010) located in the West 1/2 of the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as thus:

Beginning at a 1/2 inch iron pin located South 0 degrees 21' West (449.17 feet) from the center West 1/16 corner of Section 9; thence South 89 degrees 20 1/2' East (327.85 feet) more or less the the NW corner of that parcel conveyed to Donald Dunn, et al, by deed recorded in Volume M75, page 9214, Microfilm Records of Klamath County, Oregon; thence South 0 degrees 16 1/2' West (447.86 feet) to a point; thence North 89 degrees 34' West (328.50 feet) to a 1/2 inch iron pin; thence North 0 degrees 21' East (449.17 feet) to the point of beginning;

EXCEPTING THEREFROM the North 224 feet, as measured parallel to the North line thereof.

Together with a non-exclusive easement for ingress, egress and utilities upon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit:

A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE1/4 SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 07' East 327.2 feet; thence South 0 degrees 16' West 1343.58 feet to the South line of said NE1/4 SW1/4 of said Section 9.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day
of October A.D., 19 87 at 2:15 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 19562.
FEE \$15.00
By Evelyn Biehn, County Clerk
[Signature]