

82687

WARRANTY DEED

Vol. 1487 Page

82567

KNOW ALL MEN BY THESE PRESENTS, That L.A. Swetland, M.D.P.C. Pension & Profit Sharing Trust, R.H. Otteman, M.D.P.C. Pension & Profit Sharing ** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary R. Hobin and Mary Ellen Hobin, 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:

Exhibit "A" attached

**Trust, Garret D. Hilyard and Betty Jean Hilyard

(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

Easements and rights of way of record and those apparent upon the land.

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 \$ 40,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00~~ (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 18th day of December, 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.

STATE OF OREGON,

County of Klamath

December 18, 1987

STATE OF OREGON, County of

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named L.A. Swetland, as Trustee; R.H. Otteman, as Trustee; and Garret D. Hilyard and Betty Jean Hilyard, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Rich Owens*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-88

L.A. Swetland, M.D.P.C. Pension & Profit Sharing Trust, R.H. Otteman, M.D.P.C. & Profit Sharing, Garret D. Hilyard and Betty Jean Hilyard

Gary R. Hobin and Mary Ellen Hobin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan

P. O. Box 5270

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

A tract of land situated in the NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51, as recorded in the Klamath County Deed Records, said point being South 00°12'57" West 1059.29 feet and South 72°58'03" West 256.42 feet from the Northeast corner of said Section 13; thence, along the Westerly line of the Enterprise Irrigation District ditch, South 08°50'27" East 119.67 feet to a 5/8 inch iron pin, along the arc of a curve to the left (radius is 300.00 feet, central angle is 33°10'47") 173.73 feet to a 5/8 inch iron pin, South 42°01'14" East 173.52 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway #39; thence along said right of way South 00°09'44" West 600.00 feet to a 5/8 inch iron pin; thence North 89°50'16" West 397.50 feet to a 5/8 inch iron pin; thence North 28°36'17" West 919.58 feet to a 5/8 inch iron pin on the Southerly line of the property described in said Deed Volume 244 page 51; thence along said Southerly line North 72°58'03" East 488.25 feet to a 5/8 inch iron pin on the Northwest corner of the Pacific Power and Light Company transformer property; thence bounding said property, South 00°11'43" West 226.84 feet, South 89°48'17" East 150.00 feet, North 00°11'43" East 273.35 feet to a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51; thence North 72°58'03" East 15.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 18th day
of December A.D., 19 87 at 1:59 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 22567.

FEE \$15.00

Evelyn Biehn, County Clerk
By R. Smith