

82693

WARRANTY DEED

MTC 19107-R

Vol. 1481

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KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 reverse



# 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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 75,000.00. The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030. The grantor hereby warrants and forever defends the title to the above described premises, free from all encumbrances, conditions, restrictions, easements, those of record and apparent to the land 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 18 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.

TRENDWEST INC.

by: R.A. Kent  
R.A. Kent

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath  
December 18, 1987 ss.

Personally appeared  
R.A. Kent

\_\_\_\_\_ and  
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 \_\_\_\_\_

Trendwest Inc.

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:

Dailem J. Tucker  
Notary Public for Oregon

My commission expires: 6-16-88

(OFFICIAL SEAL)

Trendwest Inc.  
803 Main Street, Suite 404  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Davina  
RE 1 Box 310  
Bonanza, OR  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Davina  
above address

NAME, ADDRESS, ZIP

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

Davina  
above address

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_  
Recording Officer  
Deputy

# LEGAL DESCRIPTION

22577

Beginning at the Southwest corner of the SE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West 30 feet to a point; thence North 30 feet to the true point of beginning; thence West 900 feet; thence North a distance of 240 feet; thence Easterly 900 feet, more or less, to a point 230 feet North of the point of beginning; thence South 230 feet to said point of beginning, being a parcel of land in the SW1/4 SE1/4 of said Section 34, Township 39 South, Range 9 East of the Willamette Meridian, LESS that portion deeded to Klamath County for road purposes, recorded March 26, 1958 in Volume 298 at page 285, Deed Records of Klamath County, Oregon.

Tax Account No.: 3909 03400 02200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day of December A.D., 19 87 at 3:36 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 22576

Evelyn Biehn, County Clerk  
By PRM Smith

FEE \$15.00