

OK

83935

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS M. ACHTEN and KATHLEEN SCHMIDT, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELBERT W. SPARKS and NORANNE SPARKS, 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:

The Northerly 10 feet of the following described property: A parcel of land situated in the NE1/4 SE1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, from which the East 1/4 corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 330.00 feet to the true point of beginning; thence continuing South along said East line of Section 25, 292.3 feet to an iron pipe; thence West 490.00 feet to an iron pipe; thence North and parallel to the East line of said Section 25 a distance of 292.3 feet; thence East 490.00 feet, more or less, to the point of beginning with bearings based on Minor Partition 82-74 as filed in the Klamath County Engineer's Office, (Tax Account #3907-2500-3500 with other property)

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 all those of record and those 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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of January, 19 88; 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.

DENNIS M. ACHTEN

KATHLEEN SCHMIDT

STATE OF OREGON,)

County of Klamath) ss.

January 25, 19 88

Personally appeared the above named
DENNIS M. ACHTEN and KATHLEEN SCHMIDT

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

(OFFICIAL SEAL)

Before me:
Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/91

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

DENNIS M. ACHTEN and KATHLEEN SCHMIDT

P.O. Box 414
Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

DELBERT W. SPARKS and NORANNE SPARKS

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE - KFFSL

Box 5270

MFO

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

KFFSL

540 MAIN

KFO

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of January, 19 88, at 4:11 o'clock P.M., and recorded in book/reel/volume No. M88 on page 1435 or as fee/file/instrument/microfilm/reception No. 83935 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00

JAN 29 PM 4 11