

84120

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 88

Page

1714

KNOW ALL MEN BY THESE PRESENTS, That

GLEN ARTHUR and JOSEPHINE LUCILLE ARTHUR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID ARTHUR

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 13,900.00

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 5th day of February, 1988; 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)

STATE OF OREGON

County of Klamath

19 88

Personally appeared the above named
GLEN ARTHUR and JOSEPHINE LUCILLE
ARTHUR

and acknowledged the foregoing instru-
ment to be THEIR voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

GLEN ARTHUR

JOSEPHINE LUCILLE ARTHUR

STATE OF OREGON, County of

) ss.

Personally appeared

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

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 be-
half 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:

GLEN ARTHUR and JOSEPHINE LUCILLE ARTHUR
1145 Tamera Drive
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

DAVID ARTHUR
911 A Apricot Avenue
Campbell, CA 95008

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

) ss.

I certify that the within instru-
ment 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

MOUNTAIN TITLE COMPANY

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Order No.: 19224-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74 Pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by Recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet to the True Point of Beginning of this description; thence continuing North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 430.73 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly along said shoreline to a point that bears North 78 degrees 20' 00" East from the True Point of Beginning; thence South 78 degrees 20' 00" West to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing South 78 degrees 20' 00" West 449.66 feet to the True Point of Beginning, containing 1.1 acres, more or less, to the shoreline as shown by said Survey No. 1571 with bearings based on said Survey No. 1571.

Tax Account No.: 3808 023DB 00100 (with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day
of February A.D., 19 88 at 2:40 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 1714

FEE \$15.00

Evelyn Biehn, County Clerk
By Pam Smith