

84265

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. M88 Page 1900

DWAIN McDONALD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 HOWARD KOERTJE & ROBERTA KOERTJE, 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 ap-
 pertaining, 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.

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,

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 \$ 8,000.00

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 6th 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)

Dwain McDonald
 Dwain McDonald

STATE OF OREGON,

County of Jackson, 1988

Personally appeared the above named
 Dwain McDonald

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

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 11/24/89

STATE OF OREGON, County of

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

Dwain McDonald

1565 Thresher Lane - Lone Pine Rd.
 Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

HOWARD & ROBERTA KOERTJE
 343 Donald
 Klamath Falls, OR 97601

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,

County of

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

0122

PARCEL 1

TAX ACCT # 4110-12BB-1400

1901

Beginning at a point forty (40) feet South and two hundred ten (210) feet East of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South sixty (60) feet; thence East thirty (30) feet; thence North sixty (60) feet; thence West thirty (30) feet to the point of beginning, being a portion of Lot 2 of said Section 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

TAX ACCT # 4110-12BB-1500

Beginning at a point 210 feet East of the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 100 feet; thence East 30 feet; thence South 41 feet, 5 inches; thence West 30 feet; thence North 41 feet, 5 inches; to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of February A.D., 1988 at 3:01 o'clock P M., and duly recorded in Vol. M88 day
of Deeds on Page 1900
FEE \$15.00
By Evelyn Biehn, County Clerk
Prm Smith