

OK

84780

WARRANTY DEED

Vol. M88 Page 2875

KNOW ALL MEN BY THESE PRESENTS, That OTIS WAYNE CARNAGEY and VELMA JUANETE WORTHINGTON fka VELMA JUANETE CARNAGEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD V. WILSON, 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:

See legal description "A" attached hereto and made a part hereof.

Subject to:

1. Trust Deed, including the terms and provisions thereof, in favor of Raymond H. Posner and Betty J. Posner, husband and wife, recorded February 12, 1987, in Volume 2317, and assigned to Burks Industries, Inc. recorded September 10, 1987, in Volume M87 Page 16449, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

(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 except Klamath County Property taxes owing.

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 \$16,000.00.

~~Of the above, the actual consideration paid for the same is \$16,000.00, which is the full and true consideration paid for the same.~~ (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 16th 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.

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, Washington) ss.
County of Whitman)
February 16th, 1988

Personally appeared the above named Velma Juaneta Worthington and Otis Wayne Carnagey

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

Notary Public for Oregon
My commission expires: 7-25-90

VELMA JUANETE WORTHINGTON fka VELMA JUANETE CARNAGEY
OTIS WAYNE CARNAGEY
STATE OF OREGON, County of) ss.
February 16th, 1988

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)

Velma J. Worthington
P.O. Box 682
Gilchrist, OR 97737
GRANTOR'S NAME AND ADDRESS

Lloyd V. Wilson
1125 Addison St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lloyd V. Wilson
1125 Addison St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Lloyd V. Wilson
1125 Addison St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
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

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION "A"

2876

A tract of land situate in the North half, North half, Northeast quarter (N1/2N1/2NE1/4) of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of said Section 36 which is West a distance of 210.0 feet from the Northeast corner thereof, said point being the Northwest corner of parcel conveyed to Alvie E. Bishop, et ux by deed recorded in Volume 350 page 346, records of Klamath County, Oregon; thence continuing West along the North line of Section 36 a distance of 1587.5 feet, more or less, to the Northeast corner of tract conveyed to Douglas E. Stumbaugh, et ux by Deed recorded in Volume M80 page 23349, records of Klamath County, Oregon; thence South, along the East line of the last mentioned tract, a distance of 662.17 feet to the South line of the North half, North half, North half (N1/2N1/2N1/2) of said Section 36; thence East along said South line to its intersection with the Westerly line of tract conveyed to Darlene Tierce and Deanna K. Bidwell by Deed recorded in Volume M83 page 16580, records of Klamath County, Oregon; thence North 39° 37' East along the Westerly line of the last mentioned tract a distance of 858.25 feet, more or less, to the point of beginning.

TOGETHER WITH: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the Northwest quarter, Northeast quarter, Northwest quarter (NW1/4NE1/4NW1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and also together with an easement for roadway purposes and utilities over and across the Westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in Volume M74 page 10464, Deed records of Klamath County, Oregon.

TRUSTEE'S AFFIDAVIT - 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 29th day of February A.D. 19 88 at 11:38 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 2875

FEE \$15.00

Evelyn Biehn, County Clerk

By Pat Smith