

84603

WARRANTY DEED

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356

KNOW ALL MEN BY THESE PRESENTS, That MOSELEY DAVIS, also known as Mosely Davis, and PHYLLIS DAVIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNARD H. WEISGERBER and ILLIAMNA B. WEISGERBER, 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:

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,

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 \$ 85,300.00

On this day of February, 1988, the said grantor, Moseley Davis and Phyllis Davis, being personally appeared before me, the undersigned Notary Public for the State of Oregon, and acknowledged to me that they executed the foregoing instrument as their voluntary act and 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 18th 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.

Not executed by a corporation, official corporate seal

STATE OF ~~OREGON~~ Arizona

County of Mohave

19th February, 1988

Personally appeared the above named Moseley Davis & Phyllis Davis

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

Before me, Sarah Morris

Notary Public for ~~OREGON~~ Arizona

My commission expires Oct 21, 1991

Moseley Davis & Phyllis Davis  
1789 Willow Ave.  
Lake Havasu, AZ 86403

GRANTOR'S NAME AND ADDRESS

BERNARD H. & ILLIAMNA B. WEISGERBER  
Rt. 2, Box 754-B Webber Rd.  
Klamath Falls, OR 97603

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

Moseley Davis

Phyllis Davis

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

Notary Public for Oregon

My commission expires:

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

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

3569

2547

## LEGAL DESCRIPTION

That parcel of land lying Northerly of the center line of the easement recorded in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon, and the County Road of the following described property:

Commencing at the South 1/4 corner of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian; thence North along the North-South center section line 500.00 feet to the true point of beginning; thence North 89 degrees 59' 15" East 1052.12 feet to the centerline of the County Road; thence along the arc of a 954.93 foot radius curve to the left, 73.81 feet; thence North 14 degrees 58' 35" West 112.90 feet to the beginning of a curve to the left; thence along the arc of a 293.82 foot radius curve, 194.68 feet; thence North 52 degrees 56' 21" West, 43.61 feet; thence North, 463.00 feet; thence South 89 degrees 55' 40" West 868.16 feet to the North-South center section line; thence South 00 degrees 12' 47" East along the center section line 827.99 feet.

Tax Account No.: 3911 V3200 01100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day  
of February A.D. 19 88 at 11:56 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 2546

FEE \$15.00

Evelyn Biehn,  
By [Signature] County Clerk

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D/L

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day  
of March A.D. 19 88 at 3:47 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 3568

FEE \$10.00

Evelyn Biehn, County Clerk  
By [Signature]