

MOUNTAIN TITLE COMPANY

86240

WARRANTY DEED

Vol. 388 Page 5720

KNOW ALL MEN BY THESE PRESENTS, That MARVIN R. STUMP and LEAH A. STUMP, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. GIBSON and ALISA A. GIBSON, 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 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 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 \$ 12,000.00

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 14th day of April, 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)

Marvin R. Stump
MARVIN R. STUMP

Leah A. Stump
LEAH A. STUMP

STATE OF OREGON,)
County of Klamath) ss.
April 14, 1988

STATE OF OREGON, County of) ss.
April 14, 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 _____, 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.

Personally appeared the above named MARVIN R. STUMP and LEAH A. STUMP

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

(OFFICIAL SEAL)

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

MARVIN R. STUMP and LEAH A. STUMP
1241 Lakeshore Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

DAVID L. GIBSON and ALISA A. GIBSON
2144 Gary Street
Klamath Falls, OR 97603
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,) 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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

5721

Order No.: 19615-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Lots 11 and 12, Block 1 of Tract 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 12, said point being on the Southwesterly right of way line of Aurora Drive; thence South 22 degrees 38' 58" West along the Easterly line of said Lot 12, 287.34 feet to the Southeast corner of said Lot 12; thence South 00 degrees 52' 35" East along the Westerly line of Lot 13, Block 1, of said Tract 1198, 29.83 feet; thence South 89 degrees 19' 32" West along an existing fence, 182.93 feet; thence North 00 degrees 04' 18" West, 313.86 feet; thence North 84 degrees 37' 45" East 236.58 feet to the corner common to said Lots 11 and 12 on the Southwesterly right of way line of said Aurora Drive; thence Southeasterly along the arc of a curve to the left (radius point bears North 45 degrees 00' 00" East 180.00 feet, and central angle is 22 degrees 21' 02"), 70.22 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

Tax Account No.: 3910 006D0 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of April A.D., 19 88 at 2:53 o'clock P M., and duly recorded in Vol. M88,
of Deeds on Page 5720.

FEE \$15.00

Evelyn Biehn

By

County Clerk

Bennetha J. Lettsch