

21-00322

FOIM No. 633—WARRANTY DEED (Individual or Corporate).

CK

86303

WARRANTY DEED

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1188 Page 5847

KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and Loan Association hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Harelson and Valery Haughton 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:

A portion of the NE 1/4 NW 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies North 89° 42' West a distance of 710.5 feet and South 6° 02' West, a distance of 711 feet from the iron axel which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; running thence continuing South 6° 02' West along the Easterly right of way line of the Dalles-California Highway, a distance of 144 feet to a point; thence South 89° 09' East, a distance of 328.04 feet to a point; thence North 6° 02' East, parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88° 25' West, a distance of 327.7 feet, more or less, to the point of beginning.

(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 covenants, conditions, restrictions, easements, limitations and rights of way of record affecting the herein described property.

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 \$ 24,000.00. ~~However, the actual consideration consists of or includes other property or value given or bestowed which is/~~ ~~part of the consideration (include which).~~ (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 13th 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.

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,)
County of) ss.
, 19.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
April 13, 1988

Personally appeared James D. Bocchi and Gerald V. Brown, 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 Klamath First Federal Savings and Loan Association, 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: 5-14-92

(If executed by a corporation, affix corporate seal)

Klamath First Federal Savings and Loan
P. O. Box 5270
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

James F. Harelson and
Valery Haughton
P. O. Box 240, Keno, Oregon 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan
P. O. Box 5270
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of April, 1988, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M88 on page 5847 or as fee/file/instrument/microfilm/reception No. 86303, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$10.00

By Klamath First Federal Deputy