

86444

WARRANTY DEED

Vol. 1988 Page 6114

KNOW ALL MEN BY THESE PRESENTS, That Arthur Neil Phipps and Doreen Phipps, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frederick L. Carlile and Patricia L. Carlile, 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 exhibit

(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 those of record and those apparent on the land.

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 \$20,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 19th 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, } ss.  
County of Klamath }  
April 19th, 1988

Personally appeared the above named  
Arthur Neil Phipps  
and Doreen Phipps

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

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon  
My commission expires: 9/30/89

STATE OF OREGON, County of \_\_\_\_\_) ss.  
\_\_\_\_\_, 19\_\_\_\_

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.

Before me:

TRUDIE DURANT  
NOTARY PUBLIC - OREGON

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

Arthur Phipps et ux

GRANTOR'S NAME AND ADDRESS

Frederick L. Carlile et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Frederick L. Carlile  
P. O. Box 125  
Midland, Oregon 97634  
NAME, ADDRESS, ZIP

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

Frederick L. Carlile  
P. O. Box 125  
Midland, Oregon 97634  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_) ss.

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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

A tract of land situated in Government Lot 2 (referred to as the N $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  by Volume M78 Page 14501 of the Klamath County Deed Records) Section 1, T40S, R8EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Northeasterly right-of-way line of the Lower Klamath Lake Highway, from which the NE 1/16 corner of said Section 1 bears N38°39'30"W 663.77 feet and N89°56'19"E 1232.15 feet; thence S38°39'30"E, along said highway right-of-way, 180.69 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southwesterly corner of that tract of land described in said Volume M78 Page 14501; thence N89°56'19"E, along the South boundary of said tract, 310.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence N56°57'16"W 395.19 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence S50°47'37"W 118.23 feet to the point of beginning, containing 1.01 acres and with bearings based on Midland Hills Estates subdivision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day  
of April A.D., 19 88 at 11:24 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 6114

FEE \$15.00

Evelyn Biehn  
By Bernetha A. Latoch County Clerk