

OK

87355

WARRANTY DEED

Vol. MP8 Page 7698



KNOW ALL MEN BY THESE PRESENTS, That
LLOYD V. WILSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FLOYD E. BURKS, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

(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 a trust deed between
Lloyd V. Wilson and Raymond H. Posner and Betty J. Posner. 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.

~~However, the actual consideration consists of or includes other property or money given or promised which is~~
~~part of the consideration (indicate 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 19th 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 DE-
SCRIBED 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.

Lloyd V. Wilson
LLOYD V. WILSON

STATE OF OREGON,

County of Klamath

February 1988, 1988

Personally appeared the above named

LLOYD V. WILSON

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 7-1-91

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 be-
half 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)

Lloyd V. Wilson

1125 Addison Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Floyd E. Burks

63850 Quail Haven Dr.

Bend, OR 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd E. Burks

63850 Quail Haven Dr.

Bend, OR 97701

NAME, ADDRESS, ZIP

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

Floyd E. Burks

63850 Quail Haven Dr.

Bend, OR 97701

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/instru-
ment/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

24 MAY 17 AM 10 24

EXHIBIT "A"

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 14 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day
of May A.D., 19 88 at 10:24 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 7698
FEE \$15.00
Evelyn Biehn County Clerk
By Bernetha Heltsch