

88595

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 788 Page 9943

KNOW ALL MEN BY THESE PRESENTS, That  
STEVEN FREY and PENNY S. FREY, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DWAINE D. MC DANIEL and DEBORAH T. MC DANIEL, husband and wife  
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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated July 17, 1980,  
and recorded July 17, 1980, in Volume M80, page 13316, Microfilm Records of Klamath  
County, Oregon, wherein Steven Frey and Penny S. Frey, husband and wife, as Mortgagors  
and State of Oregon, represented and acting by the Director of Veterans' Affairs, as  
Mortgagee which the above named Grantees agree to assume and pay in full.

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  
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 \$ 69,000.00

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 23rd day of June, 1988.

If executed by a corporation,  
affix corporate seal

STEVEN FREY

PENNY S. FREY

STATE OF OREGON, County of Klamath

Personally appeared

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

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON  
County of Klamath  
June 23, 1988

Personally appeared the above named  
STEVEN FREY and PENNY S. FREY

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

Notary Public for Oregon  
My commission expires: 11/16/91

STEVEN FREY and PENNY S. FREY  
9221 Hill Road  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS  
DWAINE D. MC DANIEL and DEBORAH T. MC DANIEL  
HC 62 Box D1  
Merrill, OR 97633

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,  
County of

I certify that the within instru-  
ment 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

MOUNTAIN TITLE COMPANY

Order No.: 19900-K

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

That part of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 523 feet West and 30 feet South of the quarter corner of Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 209 feet; thence West 270 feet; thence North 209 feet; thence East 270 feet to the point of beginning.

EXCEPTING that portion lying within the right of way of the Klamath Falls - Malin Highway No. 39.

Tax Account No.: 4110 012BA 00500

## PARCEL 2:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the 1/4 corner common to Section 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 296.00 feet to a point on the South right of way line of the Dallas-California Highway (Front Street); thence East, along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

Tax Account No.: 4110 012BA 00600  
4110 012BA 00700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24 day  
of June A.D., 19 88 at 4:02 o'clock P. M., and duly recorded in Vol. M88  
of Deeds on Page 9943

Evelyn Biehn County Clerk

By Pauline Muller

FEE \$13.00