

88628

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THORNTON A. BROOKS AND CAROL L. BROOKS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY W. MULLANIX & JANET L. MULLANIX, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



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 those of record and 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 \$ 36,000.00

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 27th day of May, 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)

ON REVERSE

STATE OF OREGON, California } ss.
County of San Diego
May 24, 19 88

Personally appeared the above named

Thornton A. Brooks & Carol L. Brooks and acknowledged the foregoing instrument to be voluntary act and deed.

Before me, Notary Public for Oregon, California
My commission expires: 1/18/92

THORNTON A. BROOKS & CAROL L. BROOKS
18975 Littlefield Ln.
Valley Center, CA 92082
RODNEY W. MULLANIX & JANET L. MULLANIX
PO Box 671
Merrill, OR 97633

After recording return to: GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
GRANTEE
NAME, ADDRESS, ZIP

Thornton A. Brooks
Carol L. Brooks

STATE OF OREGON, County of) ss.
Personally appeared

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

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:

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 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

EXHIBIT "A"
LEGAL DESCRIPTION

9999

A tract of land situated in the E1/2SE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said E1/2SE1/4 of Section 32 and the Easterly right-of-way line of Dodds Hollow Road (as recorded in Deed Volume 118 Pages 387 to 389 and Commissioner's Journal 13 Page 541); thence North, along said Easterly right-of-way line, 275 feet, more or less, to the Southwest corner of the tract of land described in Deed Volume M82, Pages 8504 and 8505; thence continuing North, along said Easterly right-of-way line, 1035 feet; thence North 89 degrees 56' 45" East, parallel to the South line of said Deed Volume M82 Pages 8504 and 8505, 500 feet; thence South 10 degrees 56' 20" East 1054 feet, more or less, to a point on the South line of said Deed Volume M82 Pages 8504 and 8505 from which the Easterly right-of-way line of Dodds Hollow Road bears South 89 degrees 56' 45" West 700.00 feet; thence South, parallel to said Easterly right-of-way line of Dodds Hollow road, 275 feet, more or less to a point on the Southerly line of said E1/2SE1/4 of Section 32; thence Westerly, along said South line, 700.00 feet to the point of beginning, with bearings based on Recored Survey No. 880.

SUBJECT TO: A 60 foot easement across the above described tract for ingress and egress, adjacent to and Northerly of the South line of said Deed Volume M82 Pages 8504 and 8505 and an easement for an existing irrigation pump, near the Southwest corner of the above described tract, and the mainline as it now exists.

GENERAL ACKNOWLEDGMENT

State of California

County of San Diego

SS.

On this the 24th day of May 1988, before me,

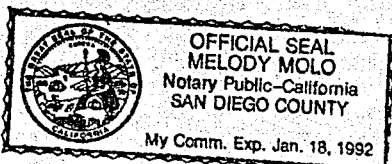
Melody Molo

the undersigned Notary Public, personally appeared

Carol L Brooks

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it. WITNESS my hand and official seal.

Melody Molo
Notary's Signature



State of CALIFORNIA

County of SAN DIEGO

SS.

On this the 27th day of MAY 1988, before me,

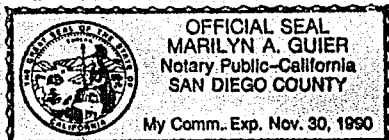
MARILYN A GUIER

the undersigned Notary Public, personally appeared

THORNTON A. BROOKS

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it. WITNESS my hand and official seal.

Thornton A. Brooks
Notary's Signature



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. on June A.D. 1988 at 12:48 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 9998 the 27 day

FEE 13.00

Evelyn Biehn County Clerk

By Pauline Mullendore