

# MOUNTAIN TITLE COMPANY

88645

MT-19934K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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ROGER MICHAEL BEYER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SIDNEY LILIENTHAL and CHRISTINA LILIENTHAL, husband and wife, 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 LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE. TOGETHER WITH 1977 LANCER Mobile Home, Oregon License #X174648 which is firmly affixed to the real property described herein, including the terms and provisions thereof, dated December 28, 1983, and recorded December 28, 1983, in Volume M83, page 22149, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as Beneficiary and the Grantees named herein hereby agree to assume and pay this Trust Deed 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 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 \$ 71,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 27th day of June, 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)

*[Signature]*  
ROGER MICHAEL BEYER

STATE OF OREGON, County of Klamath, ss. June 27, 1988

Personally appeared the above-named ROGER MICHAEL BEYER

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

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: 11/16/91

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 \_\_\_\_\_

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: \_\_\_\_\_

ROGER MICHAEL BEYER  
P.O. B. 825  
Merrell  
GRANTOR'S NAME AND ADDRESS  
97633  
SIDNEY LILIENTHAL and CHRISTINA LILIENTHAL  
11742 Highway 39  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all fax statements shall be sent to the following address.  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

10032 A

Order No.: 19934-X

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East 1/4 corner of Section 1 bears South 89 degrees 45' 40" East 30.00 feet; thence North 89 degrees 45' 40" West 950.84 feet along the center 1/4 section line of Section 1 to a 5/8" iron rod; thence North 00 degrees 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89 degrees 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00 degrees 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 4009 00100.01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27 day  
of June A.D., 1988 at 4:17 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 10032

Evelyn Biehn County Clerk  
By Audene Mullendore

FEE \$13.00