

38993

WARRANTY DEED

Vol. 788 Page 10660



KNOW ALL MEN BY THESE PRESENTS, That WAYNE C. MISCO AND WAYNE D. MISCO, an estate in fee simple as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROCKY WARNER AND KELLI WARNER, 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 Exhibit "A"

(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

Subject to easements and rights of way of record and 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 \$15,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7th day of July, 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.

WAYNE C. MISCO

WAYNE D. MISCO

STATE OF OREGON,

County of Klamath

July 7, 1988

ss.

Personally appeared the above named

Wayne C. Misco and

Wayne D. Misco

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-88

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Misco

GRANTOR'S NAME AND ADDRESS

Warner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Rocky Warner
4864 Homedale Rd.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Rocky Warner
4864 Homedale Rd.
Klamath Falls, Oregon 97603

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/reel/volume No. _____ on page _____ or as fee/file/instrument/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

88 JUL 7 PM 3 35

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A portion of land lying in S½NE¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the center quarter corner of Section 5, Township 39 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon, which corner is marked with an iron axle with gear attached and firmly set in the ground; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (Surv, Kap) representing an angle point on the west boundary of this land being partitioned; thence South 42° 13' 19" East 50.04 feet to an iron pin; thence South 71° 37' 46" East 86.02 feet to an iron pin, being the true point of beginning of this description thence South 36° 05' 30" East 145.00 feet to an iron pin; thence North 53° 54' 30" East 318.65 feet to an iron pin on the easterly right of way boundary of old U. S. Hwy No. 97; thence along said boundary on the arc of a 4 degree curve to the left 145.14 feet (long chord bears North 38° 00' 35" West 145.08 feet) to an iron pin; thence South 53° 54' 30" West 313.80 feet to the true point of beginning, containing 1.05 acres, more or less.

Together with an easement being 50.00 feet wide, lying 25.00 feet on each side of the above described property, disclosed in Major Land Partition, recorded April 25, 1987, in Volume M87 page 6789, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day
of July A.D., 19 88 at 3:35 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 10660
FEE \$13.00
By Evelyn Biehn County Clerk
Charles Muller