

88993

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

RECORDED TO CORRECT DESCRIPTION OF ACCESS EASEMENT.

(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 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 7th day of July, 19 88;
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.

Wayne C. Misco
WAYNE C. MISCO

Wayne D. Misco
WAYNE D. MISCO

STATE OF OREGON,

County of Klamath

July 7, 19 88

Personally appeared the above named

Wayne C. Misco and

Wayne D. Misco,

and acknowledged the foregoing instru-
ment 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) 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)

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

SPACE RESERVED
FOR
RECORDER'S USE

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

10661
11565

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 westerly 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 for ingress and egress over and across an existing roadway 50 feet wide as shown on map of Major Land Partition No. 69-83 filed in the records of Klamath County Clerk on May 1, 1984.
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. 188
of Deeds on Page 10660

FEE \$13.00

Evelyn Biehn

County Clerk

By Caroline Miller

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day
of July A.D., 19 88 at 9:23 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 11564

FEE \$8.00

Evelyn Biehn - County Clerk

By Caroline Miller