

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 13034 Page 13034

90313

MTG-2018

LOUISE M. HEIDERER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. McCLURE AND ROSALIND J. McCLURE, 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 REVERSE SIDE OF THIS INSTRUMENT

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 use."

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 to the land as of the date of this instrument 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 \$ 18,300.00

(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 12 day of August, 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.

Louise M. Heiderer

Louise M. Heiderer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
August 12, 1988.

Personally appeared the above named Louise M. Heiderer

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

Before me: *Ronald L. McClure*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 10-13-90

STATE OF OREGON, County of) ss.
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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

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:

Louise M. Heiderer

GRANTOR'S NAME AND ADDRESS

Ronald L. McClure
Rosalind J. McClure

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of 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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2192.47 feet; thence South 89 degrees 51' 42" East 1293.84 feet to the true point of beginning of this description; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW1/4 of said Section 18; thence North 89 degrees 51' 42" West along said line, 468.50 feet; thence North 00 degrees 02' 03" West 465.00 feet; thence South 89 degrees 51' 42" East 468.50 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

Tax Account No.: 3910-01800-03000

ALSO TOGETHER WITH the right of ingress and egress over the following described roads:

LEGAL DESCRIPTION OF ROADS

60 foot strips of land situated in the N 1/2 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 Degrees 51' 42" East 2548.10 feet to a point North 89 degrees 51' 42" West 30.00 feet from the East line of the NW1/4 of said Section 18.

ALSO, Beginning at the center 1/4 corner of said Section 18; thence North 00 degrees 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, Beginning at a point South 00 degrees 01' 10" West 2192.47 feet and South 89 degrees 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00 degrees 02' 03" East 455.00 feet to the South line of the NW1/4 of said Section 18.

ALSO, Beginning at a point South 00 degrees 01' 10" West 2132.47 feet and South 89 degrees 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00 degrees 02' 42" West 409.32 feet; thence South 89 degrees 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 degrees 03' 50") 205.35 feet; thence South 42 degrees 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 degrees 03' 30") 217.11 feet; thence North 66 degrees 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 degrees 18' 42") 447.60 feet; thence North 03 degrees 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4 of said Section 18.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day of Aug. A.D., 19 88 at 1:42 o'clock A. M., and duly recorded in Vol. M88 of Deeds on Page 13034.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. M. M. M.