

30340

WARRANTY DEED

Vol. 788 Page 13094

KNOW ALL MEN BY THESE PRESENTS, That EUGENE C. PAULSON (also known as EUGENE CHAPMAN PAULSON) Verna R. PAULSON & JOYCE R. HOLST with right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS D. MADSEN & CHERYL L. MADSEN, 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

## 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 \$ 85,000.00

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 12th 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.

(If executed by a corporation,  
of its corporate seal)

STATE OF OREGON,

County of Klamath

8/12, 1988

Personally appeared the above named  
Eugene C. Paulson & Verna R. Paulson  
& Joyce R. Holst

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-16-88

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 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:

Eugene C. Paulson, Verna R. Paulson &  
Joyce R. Holst  
31420 4th Ave E. Roy, WA 98580

GRANTOR'S NAME AND ADDRESS

Douglas D. Madsen & Cheryl L. Madsen  
Rt 1 Box 212  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

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

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 \_\_\_\_\_ 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

## PARCEL 1:

That portion of the W1/2 of the NE1/4 of the SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of Harpold Road; EXCEPT right of way for Horsefly Irrigation District Ditch and Pump House.

Tax Account No.: 3911 1900 2100

## PARCEL 2:

That portion of the East half of the Northeast quarter of the Southeast quarter of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of Harpold Road, EXCEPT right of way for Horsefly Irrigation District Ditch and Pump House.

Tax Account No.: 3911 1900 1900

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 4:28 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 13094.

FEE \$13.00

Evelyn Biehn County Clerk

By Evelyn Biehn