

90656

K-40774  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRED W. FEWINS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REGINALD D. RICHARDSON and MERLA V. RICHARDSON, 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:

A rectangular portion of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, described as follows: Commencing at a point where the North-South center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Southeasterly direction a distance of 175 feet, more or less to the point of beginning.

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

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 \$6,500.00. 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 17th 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.

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.

FRED W. FEWINS

STATE OF CALIFORNIA  
COUNTY OF Riverside } SS.

On this the 17th day of August

Notary Public in and for said County and State, personally appeared \*\*FRED W. FEWINS\*\* 19 88, before me the undersigned, a

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Georgeanna M. Ekaitis  
Georgeanna M. Signature of Notary Ekaitis

My commission expires:

My commission expires:

(If executed by a corporation, affix corporate seal)

FRED W. & DONNA M. FEWINS  
13428 Homestead Drive  
Victorville, CA 92392

GRANTOR'S NAME AND ADDRESS

Reginald D. & Merla V. Richardson  
P.O. Box 650  
Victorville, CA 92393

GRANTEES NAME AND ADDRESS

After recording return to:  
MR. & MRS. REGINALD RICHARDSON  
P.O. Box 650  
Victorville, CA 92393

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL  
GEORGEANNA M. EKAITIS  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Exp. May 7, 1990

STATE OF OREGON,

County of Klamath } SS.

I certify that the within instrument was received for record on the 24th day of Aug., 1988, at 8:33 o'clock A.M., and recorded in book/reel/volume No. M88 on page 13668 or as fee/file/instrument/microfilm/reception No. 90656, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

Fee \$8.00

By *Debra M. Mullins* Deputy

SEP 08 24 AM 8 33

T-028 (Rev. 9/87) Ack. Individual

Staple