

1-1-74

30928

WARRANTY DEED

Vol. m88 Page 14168

KNOW ALL MEN BY THESE PRESENTS, That

John K. MacKay and Barbara E. MacKay, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Hugh Dean and Marie Dean, 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 tract of land situated in the NE 1/4 NE 1/4 of Sections 30, T37S, R11EWM, Klamath County, Oregon, being Parcel 1 of Major Partition No. 54-82, more particularly described as follows: Beginning at the E 1/16 corner common to sections 30 and 31 of said township and range; thence S89°59'16"E, along the North line of said section 31, also being along the Southerly boundary of Block 2, of Yonna Woods-tract 1009, a duly recorded subdivision, 346.17 feet to the southeast corner of Lot 11, Block 2 of said tract 1009; thence S00°34'53"E, parallel to the west line of said NE 1/4 NE 1/4, 629.17 feet; thence N89°59'16"W 346.17 feet to said west line; thence N00°34'53"W 629.17 feet to the point of beginning, containing 5.00 acres, with bearings based on said tract 1009 (also being the bearings of said Partition No. 54-82); TOGETHER WITH a perpetual non-exclusive easement 30' wide for ingress and egress to and from said parcel of real property as follows: the existing easement of access over and across Lot 11, Block 2 Yonna Woods-Tract 1009 according to the official plat on file in the office of the Klamath County Clerk, Klamath County, Oregon from Rockwell Drive to the above-described parcel, which said easement shall be appurtenant to and run with grantees lands herein conveyed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

OVER (continued)

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 \$ 70,000.00

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 Aug. 31 day of Aug. 31, 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, affix corporate seal)

John K. MacKay
Barbara E. MacKay

STATE OF OREGON,

County of Klamath } ss.Aug 31, 1988

Personally appeared the above named

John K. MacKay
*Barbara E. MacKay*and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: April 1, 1990STATE OF OREGON, County of Klamath) ss., 1988

Personally appeared

and

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:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31 day of Aug, 1988, at 10 o'clock A.M., and recorded in book/reel/volume No. 14168 on page 14168 or as document/fee/file/instrument/microfilm No. 14168 Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By John K. MacKay Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hugh and Marie Dean
Box 1, Box 243A
Bonanza, Or. 97623

NAME, ADDRESS, ZIP

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

John K. MacKay
Barbara E. MacKay
Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

13-2 cc

