

OK

91614

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Atkinson and Atkinson, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Real Property Trust Deed Corporation, A California Corporation, 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:

Legal description attached as "Exhibit A"

(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

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 \$ Exchange

Ⓞ 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 Ⓞ, 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 9 day of Sept., 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.

Atkinson and Atkinson, Inc.

BY: John R. Atkinson per
BY:

STATE OF OREGON,

County of Douglas } ss.
September 9, 1988

Personally appeared the above named John

Atkinson

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

Before me:

Linda A. Deem

Notary Public for Oregon

My commission expires:

8-29-92

STATE OF OREGON, County of Douglas) ss.

Sept. 13, 1988

Personally appeared John R. Atkinson 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

Atkinson & Atkinson, Inc., 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:

Linda A. Brandon

Notary Public for Oregon

My commission expires: 10/26/91

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Real Property Trust Corp.
1336 Garnet Ave
San Diego Ca 92109

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

David Ward

P.O. Box 58

Fallbrook, Cal 92028

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land containing 1.01 acres, more or less, situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of Section 1 on the Range line between Ranges 7 and 8 and East of the Willamette Meridian; thence N. 00°03'59" W. 1735.17 feet to a 5/8 inch iron rod on the said Range line; thence S. 89°56'01" W. 198.00 feet at right angles to the said Range line to a 5/8 inch iron rod, thence N. 00°03'59" W. 435.64 feet and parallel to said Range line to a 5/8 inch iron rod, being the Southeasterly corner of said parcel, the true point of beginning, thence S. 89°56'01" W. 202.00 feet at right angles to the said Range line to a 5/8 inch iron rod; thence N. 00°03'59" W. and parallel to the said Range line to a point at the intersection with the Southerly right-of-way line of Highway 66; thence Easterly along the Southerly right-of-way line of said Highway to a 5/8 inch iron rod at the intersection of said line with a line running parallel to, and 198.00 feet from said Range line when measured at right angles to said Range line; thence S. 00°03'59" E. 224.36 feet and parallel to the said Range line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day
of Sept. A.D., 19 88 at 1:45 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 15446
Evelyn Biehn County Clerk
By Gaudine Muelendore

FEE \$13.00