

32392

MOUNTAIN TITLE COMPANY

WARRANTY DEED

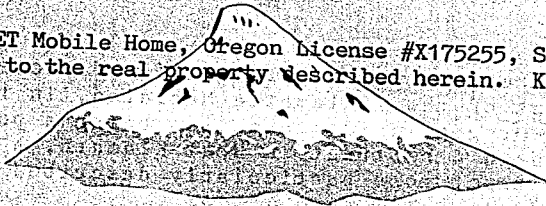
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KNOW ALL MEN BY THESE PRESENTS, That OREGON HOUSING AGENCY who took title as
STATE OF OREGON, HOUSING DIVISION, DEPARTMENT OF COMMERCE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RANDOLPH ALLEN

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH a 1981 STET Mobile Home, Oregon License #X175255, Serial #AF7SC12250R, which is firmly affixed to the real property described herein. Klamath County Tax Account #M175255.



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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 29 day of September, 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.

STATE OF OREGON
COUNTY OF MARION

OREGON HOUSING AGENCY

) SS
) SS

X by

Dennis Laughery

On 9/9/88

before me, the undersigned, a Notary

Public in and for said County and State, personally appeared Dennis Laughery known to me to be the Assistant Controller of the Oregon Housing Agency and executed the within Instrument on behalf of the Oregon Housing Agency.

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public in and for said County and State

My commission expires March 7, 1991

OREGON HOUSING AGENCY
1600 State Street, Suite 100
Salem, OR 97310-0161

RANDOLPH ALLEN

575 S. A Street
Springfield, OR 97477

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1988,

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.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY

Order No.: 20295-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41 degrees 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28 degrees 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16 degrees 10' East (South 16 degrees 58' 00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 120.45 feet to the true point of beginning of this description, said true point being South 16 degrees 58' 00" East a distance of 90.45 feet from the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M77 at page 20214, as recorded in the Klamath County Deed Records; thence continuing South 16 degrees 58' 00" East, along the Westerly right of way line of said Third Street, 145.20 feet; thence South 73 degrees 02' 00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street; thence North 16 degrees 58' 00" West, along the Westerly right of way line of said vacated Fourth Street, 145.20 feet; thence North 73 degrees 02' 00" East 300.00 feet to the true point of beginning of this description.

Tax Account No.: 3908 013A0 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Oct. A.D., 19 88 at 12:02 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 16847.
Evelyn Biehn, County Clerk
By D. A. Mullenbace

FEE \$13.00