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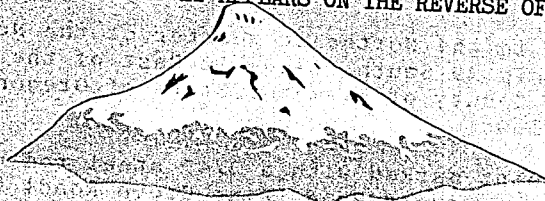
WARRANTY DEED

Vol. 788 Page 16896

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. BORROR & DONNA BORROR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL D. HAGEN & DEBRA S. HAGEN, 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 AS IT APPEARS ON THE REVERSE OF THIS DEED.



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 \$ 86,000.00

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 7th day of October, 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)

James A. Borrer

Donna Borrer

STATE OF OREGON, }
County of Klamath } ss.
10/7, 1988

STATE OF OREGON, County of _____) ss.
19____

Personally appeared _____ 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 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named James A. Borrer & Donna Borrer

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

Before me: *Samela Spencer*

Notary Public for Oregon

My commission expires: 5-16-92

JAMES A. BORROR & DONNA BORROR

6015 Onyx

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Michael D. & Debra S. Hagen

1917 Pine Grove Road

Klamath Falls, OR 97603

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, } ss.

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 _____ 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

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

A parcel of land in the Northeast quarter of the Northwest quarter of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way of the County Road (Pine Grove Road) which point bears South 854.93 feet and West 1,281.6 feet from the quarter corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Northeasterly along a curve of said right of way boundary of said County Road a distance of 225.38 (the long chord of said curve bears North 31 degrees 02' East, 214.59 feet); thence continuing along said right of way boundary North 61 degrees 58' East, 58.89 feet; thence Southerly to a point which lies North 89 degrees 55' East 167 feet from the East right of way of Pine Grove Road; thence South 89 degrees 55' West, 167 feet to the East right of way of Pine Grove Road; thence North 0 degrees 06' East, 133.6 feet to the point of beginning.

Tax Account No.: 3910 009BA 00500

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 3:58 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 16896.

Evelyn Biehn County Clerk

By Charles Millard

FEE \$13.00

