

OK

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol. M86 Page 17861
 Pearl E. Potter

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James T. and Charlotte Welch, 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:

Beginning at a point on the westerly right of way line of the Dalles California Highway which lies N. 89°49' West a distance of 489.5 feet along the quarter line and S. 6°02' West along the westerly right of way line of the Dalles California Highway a distance of 1740.6 feet from the iron pin which marks the center of Section 7, Township 38 South Range 9 E.W.M., Klamath County, Oregon, and running thence: Continuing South 6°02' West along the westerly right of way line of the Dalles California Highway a distance of 180 feet to a point; thence N. 89°49' West parallel to the above mentioned quarter line a distance of 674.54 feet to a point on the easterly right of way line of the new location of the Dalles California Highway; thence in a northeasterly direction following the easterly right of way line of the new Highway location a distance of 182.98 feet to a point; thence S. 89°49' East parallel to the above mentioned quarter line a distance of 731.54 feet more or less to the point of beginning, said tract containing 2.88 acres more or less in the S₂ of the SW₄ of Section 7 Township 38 South Range 9 E.W.M., in Klamath County, Oregon.

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 \$10.00. 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 24 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.

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.

Pearl E. Potter
Charlotte Welch
 Power attorney

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 24th day of October, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charlotte Welch, Power of Attorney for Pearl E. Potter

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that her executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Bernetha D. Welch
 Notary Public for Oregon.

My Commission expires 12-29-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charlotte Welch
 5206 Fitzgerald Dr.
 Klamath Falls, Or. 97603

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of Klamath

ss.

Filed for record at request of:

Charlotte Welch

on this 24th day of Oct. A.D., 19 88
 at 12:06 o'clock P.M. and duly recorded
 in Vol. M88 of Deeds Page 17861

Evelyn Biehn County Clerk

By *Pauline Mullendor*

Fee, \$8.00

Deputy.

88 OCT 24 PM 12 06

8.00
 1.00