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MTC 20595K

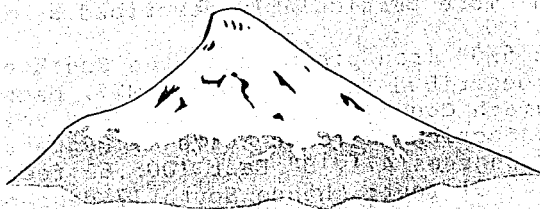
WARRANTY DEED

Vol. m88 Page 19240

KNOW ALL MEN BY THESE PRESENTS, That GILBERT L. MOREY & EVA L. MOREY,

as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER R. SPIRES & DIANNE E. SPIRES, as tenants by the entirety, 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 reverse



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 covenants conditions, restrictions, easements, those of record and apparent to the land 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 \$ 25,000.00

Part of the consideration is a cash payment of \$ 25,000.00 and the balance of the consideration is a cash payment of \$ 0.00.

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 10 day of November, 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)

Gilbert L. Morey

Eva L. Morey

STATE OF OREGON, County of Klamath, ss.
November 10, 1988

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 6-16-92

Notary Public for Oregon
My commission expires:

Morey

Rt 5 Box 1401
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Spires

1930 South Sixth Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Spires
above address

NAME, ADDRESS, ZIP

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

Spires
above address

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

A tract of land situated in the N1/2 of Government Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume M77, page 23507, Microfilm Records of Klamath County, Oregon, said Deed Volume calls for the C1/4 corner of said Section 12 to be North 17 degrees 24' 13" West 454.27 feet, South 89 degrees 47' 18" East 1005.62 feet and South 89 degrees 47' 18" East 647.91 feet; thence South 17 degrees 24' 13" East 227 feet, more or less, to a point on the South line of said N1/2 of Government Lot 6; thence Easterly, along said South line, 1006 feet, more or less, to a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume M79, page 1454, Microfilm Records of Klamath County, Oregon; thence North 17 degrees 24' 13" West 227 feet, more or less, to a 5/8" iron pin marking the Southeast corner of that tract of land described in said Deed Volume M77, page 23507, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 42' 28" West 1006.07 feet to the point of beginning.

Tax Account No.: 3808 01200 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 19 88 at 9:05 o'clock A.M., and duly recorded in Vol. M88,
of Deeds on Page 19240.
Evelyn Biehn County Clerk
By Gauline Mullendore

FEE \$13.00