

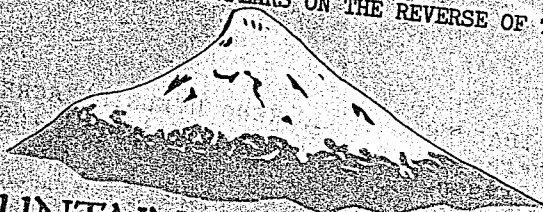
94706

WARRANTY DEED

Vol. 288 Page 20820

KNOW ALL MEN BY THESE PRESENTS That WALTER STEINER & MARLEN STEINER as tenants in common as to Parcel 1 & 2 and Walter Steiner & Marlen Steiner as tenants in common as to Parcel 3, for the consideration hereinafter stated, to grantor paid by WILLIAM DARRELL GREGORY & REBECCA M. GREGORY, 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 \$124,900.00. However, the entire consideration paid for this transfer, stated in terms of dollars, is \$124,900.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$124,900.00. 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 7 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)

X Walter Steiner  
Walter Steiner

X Marlen Steiner  
Marlen Steiner

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_ ss.

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, 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.

STATE OF OREGON,

County of Klamath } ss.

12-7-1988

Personally appeared the above named  
Walter Steiner & Marlen Steiner

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

Notary Public for Oregon  
My commission expires: 8-16-92

Walter Steiner & Marlen Steiner  
PO Box 1677  
Klamath Falls, OR 97601

William Darrell Gregory & Rebecca M. Gregory  
10905 KENO CT  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP  
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,

County of \_\_\_\_\_ } ss.

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.

By \_\_\_\_\_ Recording Officer  
Deputy



EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

Lot 1, Block 1, TRACT NO. 1033, KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3908 031D0 01400

## PARCEL 2:

A parcel of land situated in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 1, KENO HILLSIDE ACRES, a duly recorded subdivision in said Klamath County; thence North 51 degrees 30' 40" East along the Northwest line of said Lot 1, 294.32 feet to the most Northerly corner thereof; thence North 74 degrees 38' 55" West 321.00 feet; thence South 52 degrees 32' 46" West, 130.00 feet to the Northeasterly right of way line of Oregon Highway No. 66; thence South 38 degrees 33' 58" East along said right of way line, 260 feet, more or less, to the point of beginning.

Tax Account No.: 3908 031D0 01500

## PARCEL 3:

Lot 2 in Block 1 of TRACT NO. 1033, KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

Tax Account No.: 3908 032C0 01700

TOGETHER WITH an appurtenant non-exclusive easement subject to the terms and provisions thereof, dated October 13, 1977 and recorded May 17, 1978 in Volume M78, page 10305, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of Dec. A.D. 19 88 at 2:34 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 20870  
FEE \$13.00  
By Evelyn Biehn County Clerk  
Quilma Mullendore