

1-174

94893

WARRANTY DEED

Vol. m88 Page 21192

KNOW ALL MEN BY THESE PRESENTS, That Merle F. Mann and Thelma L. Mann
Husband and Wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur H. Eggleston,
a single man
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the Northwesterly corner of lot 26, FRONTIER TRACTS,
a platted portion of Klamath County, Oregon, according to the official
plat thereof on file in Klamath County Oregon: thence N. 89°17' E.
58.38 feet to a point; thence north 0°25' E. 165 feet to the true
point of beginning; continuing thence N. 0°25' E. 48 feet to a point;
thence south 89°17' West and parallel with the North line of said
lot 26 FRONTIER TRACTS 138.6 feet, more or less to the Easterly
right of way line of the Klamath Falls-Rocky Point Highway; thence
Southeasterly along the Easterly right of way line 51.1 feet more or
less to a point from which the point of beginning lies N. 89°17'
E. 120.6 feet to the point of beginning.

SUBJECT TO:

Reservation that no commercial enterprise of enterprises shall be
operated on the above described real property.

(If space insufficient, continue description on reverse side)

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 restrictions of record

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 \$1,000.00

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 _____ day of _____, 19____;
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)

STATE OF ~~OREGON~~ Nevada } ss.
County of Washoe
December 6, 1988

Personally appeared the above named Thelma L. Mann and Thelma Mann
for Merle F. Mann

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires _____

S. MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA Public for Oregon
WASHOE COUNTY
My Appt. Expires JAN 27, 1991 Commission expires: _____

STATE OF ~~OREGON~~ Nevada } ss.
County of Washoe
December 6, 1988

Personally appeared Thelma L. Mann and
Thelma Mann for Merle F. Mann 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be _____

S. MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
WASHOE COUNTY
My Appt. Expires JAN. 27, 1991

MERLE F. MANN et ux
275 Hillcrest DR Reno NV 89509

GRANTOR'S NAME AND ADDRESS

ARTHUR H. EGGLESTON
Box 70 Harriman RT
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur H Eggleston

Box 70 Harriman RT
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Art Eggleston, Harriman RT
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
13th day of Dec., 1988,
at 12:35 o'clock P.M., and recorded
in book/reel/volume No. M88 on
page 21192 or as document/fee/file/
instrument/microfilm No. 94893,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Miller Deputy

Fee \$8.00