

95171

KNOW ALL MEN BY THESE PRESENTS, That VIVIAN C. FOLEY

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. CROCKER & NORMA I. CROCKER, husband and wife 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 ATTACHED HERETO AND MADE A PART HEREOF.



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, 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 \$ 9,500.00

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 21st day of December, 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.

Vivian C. Foley
Vivian C. Foley

STATE OF OREGON, County of Klamath } ss. 12/21, 19 88

STATE OF OREGON, County of } ss. 19

Personally appeared the above named Vivian C. Foley and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Pamela Spencer Notary Public for Oregon My commission expires: 8-16-92

Personally appeared and 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 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. Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Vivian C. Foley 6517 Wocus Rd Klamath Falls OR 97601 GRANTOR'S NAME AND ADDRESS John C. Crocker & Norma I. Crocker Rt 5 Box 1099 C Klamath Falls OR 97601 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, 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

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of said NE1/4 NW1/4 from which the Southeast corner of said NE1/4 NW1/4 lies Southerly 524.71 feet; thence South 89 degrees 56' 41" West, 406.94 feet to a 5/8" iron pin on the East line of Wocus Road, thence South 12 degrees 49' 18" East on the East line of said Wocus Road, 234.36 feet to a 5/8" iron pin; thence North 89 degrees 56' 41" East, 355.45 feet to a 5/8" iron pin on the East line of said NE1/4 NW1/4; thence North 00 degrees 07' 47" West, 228.56 feet to the point of beginning.

Tax Account No. 3809 007B0 00100
(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH. ss.

Filed for record at request of Mountain Title Co.
of Dec. A.D., 19 88 at 12:32 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 21706

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mullendore