

MTC-20719K

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OK

86444

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WALTON J. DUPONT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VOLTURNO MINO ADAMO and EBY ADAMO, 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 Exhibit "A" attached hereto.

Reserving unto the Grantor named herein 51% of the mineral and steam rights.

It is stipulated and agreed that the grantee has inspected the above property described on Exhibit "A" attached hereto, and accepts the same in its present condition "as is".

(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 those items of record as disclosed in Mountain Title Company's preliminary title report No: 20719-K dated 12/27/88 and an easement for access and use of a water source on the property deeded herein, which was recorded just prior to this Warranty 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 \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of January, 1989; 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.

Walton J. Dupont
WALTON J. DUPONT

STATE OF OREGON,) ss.
County of Klamath
January 20, 1989

Personally appeared the above named Walton J. Dupont, and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Kristin L. Fidd
Notary Public for Oregon

My commission expires: 11/16/91

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, 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

Walton J. DuPont
P.O. Box 242
Merrill, OR 97633
GRANTOR'S NAME AND ADDRESS
Volturno Mino Adamo & Eby Adamo
1542 Raymond Ave.
Glendale, CA 91201
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 _____/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

89 JAN 25 PM 2 20

Order No.: 20719-K

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the West-half of the East-half of Section 27, Township 40 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of the SW1/4-NE1/4 of Section 27, Township 40 South, Range 9 East of the Willamette Meridian from which the monument marking the quarter-section corner on the North boundary of said Section 27 bears North 0 degrees 31' 15" West 1313.54 feet distant; thence South 0 degrees 31' 15" East along the north-south centerline of said Section 27, 2108.19 feet to an iron pin; thence South 38 degrees 01' West 431.2 feet, more or less, to a point on the northeasterly right-of-way boundary of a County Road, as the same is presently located and constructed; thence southeasterly along the northeasterly right-of-way boundary of said County Road 2063 feet, more or less, to a point on the easterly boundary of the W1/2-SE1/4 of said Section 27; thence North 0 degrees 16' 00" West along the easterly boundary of the said W1/2-SE1/4 2450 feet, more or less to the southeast corner of the SW1/4-NE1/4 of said Section 27; thence North 0 degrees 41' 05" West 1310.00 feet to an iron pin marking the Northeast corner of the SW1/4-NE1/4 of said Section 27; thence South 89 degrees 41' 55" West along the northerly boundary of said SW1/4-NE1/4, 1330.72 feet to the point of beginning.

Tax Account No: 4009 02700 00400 (covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of Jan. A.D., 19 89 at 2:20 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 1492.

Evelyn Biehn, County Clerk
By Pauline Mulendore

FEE \$13.00