

OK

96528

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That.....PETER C. VAN der BOOM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by APPELEGATE DEVELOPMENT CORPORATION, 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: an undivided 15% interest in the described property on Exhibit "A", attached hereto.

(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

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 \$ 0.00

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 28 day of January, 19 89; 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.

Peter C. Van der Boom
Peter C. Van der Boom

STATE OF Oregon }
County of Klamath } ss.
January 28, 19 89

STATE OF OREGON, County of) ss.
....., 19

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

Personally appeared the above named Peter C. Van der Boom

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

Before me: *John J. Young*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-9-89

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Peter C. Van der Boom *U/O KFF*

GRANTOR'S NAME AND ADDRESS

Applegate Development Corporation

14312 Avalon
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Str

540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Str

540 Main St
Klamath Falls OR 97601

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/reel/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 30 PM 12 50

EXHIBIT "A"
LEGAL DESCRIPTION

All of ENTERPRISE TRACT NO. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet; all of ENTERPRISE TRACT NO. 31, EXCEPT that portion which is included in the plat of SUNNYLAND.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:

PARCEL 1

Beginning at the Northeast corner of Lot 9, ELM PARK in Klamath County, Oregon; thence North 0 degrees 53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 55 degrees 55' West 93.57 feet) a distance of 93.63 feet; thence South 0 degrees 05' East 300.63 feet to a point on the North line of said Lot; thence North 89 degrees 06' East 80.87 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning on the North line of Lot 9, ELM PARK in Klamath County, Oregon, at a point which is 80.87 feet South 89 degrees 06' West from the Northeast corner of said Lot; thence North 0 degrees 05' West 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65 degrees 25' West 143.05 feet) a distance of 143.29 feet; thence South 0 degrees 05' East 362.19 feet to a point on the North line of said Elm Park; thence North 89 degrees 06' East 130.01 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning on the North line of ELM PARK in Klamath County, Oregon, at a point which is 210.88 feet South 89 degrees 06' West from the Northeast corner of Lot 9, ELM PARK; thence South 89 degrees 06' West 170.52 feet to a point; thence North 0 degrees 05' West 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is North 0 degrees 05' West 362.19 feet from the point of beginning; thence South 0 degrees 05' East 362.19 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Jan. A.D., 19 89 at 12:50 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 1817
By Evelyn Biehn County Clerk

FEE \$13.00