

97269

MTG-20768K

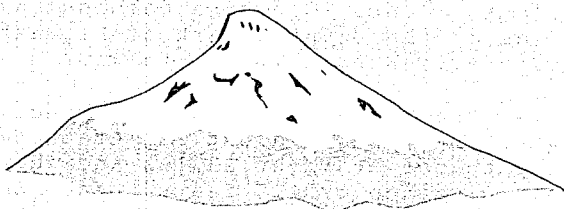
WARRANTY DEED

Vol. m89 Page 3044

KNOW ALL MEN BY THESE PRESENTS, That
RICHARD BERNARD RIESCH and EVON RIESCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK D. ODEN and HELEN A. ODEN, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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, his heirs, successors and assigns, that

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 all those of record and those 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. and that

The true and actual consideration for the above premises is the sum of \$100.00 (one hundred dollars) to the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

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 30 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.

(If executed by a corporation,
affix corporate seal)

X Richard Bernard Riesch
RICHARD BERNARD RIESCH

X *Evon Riesch*
EVON RIESCH
STATE OF OREGON, County of _____) ss
_____ 19 _____

STATE OF ~~OREGON~~ ^{FLORIDA})
County of DADE) ss.
December 30 19 88

Personally appeared the above named
RICHARD BERNARD RIESCH and EVON RIESCH

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

Below me: *Kelly Kerkens*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES, DEC. 31, 1992

RICHARD BERNARD RIESCH and EVON RIESCH
7655 NW 42nd Place
Sunrise, FL 33351

JACK D. ODEN and HELEN A. ODEN
6751 Patterson
Klamath Falls, OR 97603

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

Personally appeared and
 who, being duly sworn,
 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 its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON, }
County of } ss.

By _____ Recording Officer
_____ Deputy

Order No: 20768

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL 2

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

- (1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,
- (2) North 97 feet; thence parallel to said South line of Tract 23.
- (3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel.
- (4) South 97 feet to the point of beginning.

Tax Account No: 3909 024BO 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of Feb. A.D., 19 89 at 9:27 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 3044.
FEE \$13.00
Evelyn Biehn - County Clerk
By Pauline Muelken