

OK

97483

WARRANTY DEED

Vol. m89 Page 3409

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH KENNELS, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH HUMANE Society, an Oregon 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:

That which is called PARCEL B, 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, is \$ 0.00

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 3RD day of FEBRUARY, 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.

STATE OF OREGON,) ss.

County of _____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
FEBRUARY 3, 1989

Personally appeared ELLA BROWN and BRIDGET HONAN who, being duly sworn, each for HERSELF and not one for the other, did say that the former is the president and that the latter is the secretary of KLAMATH KENNELS, INC.

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.

Before me: Michael L. Brant

Notary Public for Oregon

My commission expires: 1-22-93

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Klamath Kennels, Inc.

GRANTOR'S NAME AND ADDRESS

Klamath Humane Society

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & FOLTYN

296 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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/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 FEB 24 PM 4 03

-- PARCEL B:

A tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 281.22 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 282.99 feet to the point of beginning. EXCEPTING THEREFROM any portion lying within the right of way of Miller Island Road.

TOGETHER WITH a perpetual easement for underground sewage transportation and disposal over and across the following described parcel:

A parcel of land situate in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that tract of land described in Volume M84 at page 8778, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West line of the above mentioned tract 293.28 feet; thence East 281.22 feet to a point; thence South, 5.01 feet; thence South 86 degrees 44' 46" East, 114.43 feet; thence South 03 degrees 35' 21" East, 48.08 feet; thence South 88 degrees 54' 58" West, 79.12 feet; thence South 01 degrees 05' 02" East, 100.00 feet; thence North 88 degrees 54' 58" East, 164.73 feet; thence North 01 degrees 05' 02" West, 100.00 feet; thence South 88 degrees 54' 58" West, 75.59 feet; thence North 03 degrees 35' 21" West, 57.39 feet; thence North 86 degrees 44' 46" West, 123.87 feet more or less to a point lying 5.01 feet North of the point of beginning, thence South 5.01 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Foltyn the 24th day
of Feb. A.D., 19 89 at 4:03 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 3409

Evelyn Biehn County Clerk

By *Quinn Mullendare*

FEE \$13.00