

97729

WARRANTY DEED

Vol. 1189 Page 3811

MTC-21072 P
KNOW ALL MEN BY THESE PRESENTS, That FRANK JOSEPH WHEELER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
MICHAEL RICHARD MEEKER, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, 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

"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 and 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,

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 \$ 35,000.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ _____, and the balance of the consideration paid for this transfer, stated in terms of dollars, is \$ _____.~~
~~One of the considerations paid for this transfer, stated in terms of dollars, is \$ _____, and the balance of the consideration paid for this transfer, stated in terms of dollars, is \$ _____.~~
~~Sec 0185 00000 XXXX~~

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 6th day of March 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.

x Frank Joseph Wheeler
 Frank Joseph Wheeler

STATE OF OREGON,)
 County of Klamath) ss.
3/6, 1989

Personally appeared the above named _____
Frank Joseph Wheeler

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

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 _____

_____ 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.

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: _____

Notary Public for Oregon
 My commission expires: 8/16/92

Frank Joseph Wheeler
3523 Altamont Dr
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS

Michael Richard Meeker
5609 Schiesel St
Klamath Falls OR 97603
 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,) 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 _____ 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

Lots 3, 4, 17 and 18 in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in Klamath County, Oregon.

EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3, Block 7 of ALTAMONT ACRES; thence East along the North line of Lot 3 a distance of 144 feet to a point; thence South parallel to the West line of Lot 3 a distance of 71.8 feet to a point; thence West parallel to the North line of Lot 3 a distance of 144 feet to a point West of Lot 3; thence North along the West line of Lot 3, a distance of 71.8 feet, more or less, to the point of beginning being situated in Lot 3, Block 7 of ALTAMONT ACRES in the SW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

FURTHER EXCEPTING THEREFROM, an 80' x 100' rectangular parcel in the Northeast corner of Lot 18, Block 7 of ALTAMONT ACRES more particularly described as follows: Beginning at the Northeast corner of said Lot 18 thence 80 feet generally South along the Easterly boundary of said Lot 18; thence generally West 100 feet along a line 80 feet from and parallel to the Northerly boundary of said Lot 18; thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary of said Lot 18; thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.

Tax Account No: 3909 010AC 05800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of March A.D., 19 89 at 11:48 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 3811.
Evelyn Biehn County Clerk
By D. A. [Signature]

FEE \$13.00