

97987

WARRANTY DEED

MTC-21045P

Vol. M89 Page 4226

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. PRIMASING, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by F J DANFORTH, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lots 1, 2, 3, 4 and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH: A perpetual non-exclusive easement for ingress and egress over the existing road as hereafter described to wit: Beginning at the Easterly end of Brown Road at the North-west corner of SW $\frac{1}{4}$ of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, thence continuing Easterly across the Northerly portion of Grantor's property to Government Lot 10, Section 24, Township 34 South, Range 6; thence continuing Northerly over the existing road across Government Lots 10 and 6 to the Northerly boundary of Lot 6 and the Southerly boundary of Lot 3 in Section 24, Township 34 South, Range 6 as set forth in easement recorded 10/8/87 in Volume M87 page 18357 Microfilm Records of Klamath Co.

"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."

TAX ACCOUNT NO. 3406-2400-200

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 \$1.00 and other value. However, the true and actual consideration of or for the property or value given or promised which is the whole part of the consideration (indicate which) (the sentence between the symbols, if not applicable, should be deleted).

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 9th day of March, 19 89; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized hereto by order of its board of directors.

John R. Primasing, Jr.

STATE OF ~~OREGON~~ CALIFORNIA)
County of San Joaquin) ss.
March 9, 19 89.

Personally appeared the above named
JOHN R. PRIMASING, JR.

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



Before me:
(OFFICIAL SEAL) Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires: 3/18/91

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

JOHN R. PRIMASING, JR.
22 ROCK HILL CT.
SACRAMENTO, CA 95833
GRANTOR'S NAME AND ADDRESS

F J DANFORTH
PO Box 425
Fort Klamath, OR 97626
GRANTEE'S NAME AND ADDRESS

After recording return to:
F J DANFORTH

NAME, ADDRESS, ZIP

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

F J DANFORTH

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of March, 19 89, at 3:21 o'clock P.M., and recorded in book M89 on page 4226 or as file/reel number 97987, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelenbaer Deputy

Fee \$8.00