

98305

Vol. m89 Page 4807

MTL-209960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANDREW JAMES RAGLAND and KATHLEEN MARY INNES, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHIELD CREST, INC., 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, all of grantor's interest in 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:

Beginning at the one-quarter corner common to Sections 5 and 8, T. 39S., R. 10E., W.M.; thence, along the north line of said Section 8, N 89° 45' 14" E 953.75 feet to the northeast corner of a parcel of land described in Deed Volume M84 Page 3240, Klamath County Deed Records; thence, along the boundaries of said parcel, S 00° 13' 00" E 185.00 feet; thence N 89° 45' 14" E 348.05 feet; thence S 00° 13' 00" E 372.07 feet; thence East 30.00 feet to a point on east line of the NW ¼ NE ¼ of Section 8; thence along said east line S 00° 13' 00" E 504.96 feet to the northeast corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence, along the boundaries of said parcel, S 88° 00' 16" W 220.52 feet; thence N 85° 19' 47" W 286.02 feet; thence S 8° 45' 58" W 551.68 feet to the southwest corner of said parcel; thence S 8° 43' 39" W 1935.93 feet to the northeasterly corner of a parcel of land described in Deed Volume 203 Page 199, Klamath County Deed Records; thence N 65° 45' 28" W 199.82 feet to the northwesterly corner of said parcel and the northeasterly corner of a parcel of land described in Deed Volume M83 Page 13511, Klamath County Deed Records; thence along the northerly boundary of said parcel N 80° 36' 19" W 274.21 feet to a point on the west line of the east one-half of Section 8; thence along said east line N 00° 03' 03" E 3372.34 feet to the point of beginning; containing 65.71 acres, more or less.

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 an 2/18th interest in the above granted premises, free from all encumbrances except easements restrictions and rights of way of record and those apparent on the land together with rights of assessment of Klamath Basin Improvement District and Pine Grove Irrigation District 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 \$ ~~166,800.00~~ \$ 2555.00. *OR KI*

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 15 day of March, 1989.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.

MAR 27 AM 11 52

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.

Andrew James Ragland
ANDREW JAMES RAGLAND

Kathleen Mary Innes
KATHLEEN MARY INNES

STATE OF OREGON)
County of Clatsop) SS
Klamath

March 15, 1989.

Personally appeared the above named ANDREW JAMES RAGLAND and KATHLEEN MARY INNES and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Andrew J. Ragland
Notary Public for Oregon

My commission expires: 6-30-89
State of Oregon)
County of Clatsop) ss.

ANDREW JAMES RAGLAND
KATHLEEN MARY INNES
1621 NE 41st Ave.
Portland, OR 97232
Grantor

personally appeared the above named
andrew james ragland and acknowledged the foregoing
instrument to be his voluntary act and deed.

before me: March 16, 1989

SHIELD CREST, INC.
9682 Greenbrier Dr.
Klamath Falls, OR 97601
Grantee

Sara Gene Lindemeyer
notary public for Oregon
my commission expires: 12/15/89

After recording return to:

Shield Crest
above

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

Shield Crest
above

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 22nd day of March A.D. 1989
at 11:52 o'clock AM. and duly recorded
in Vol. M89 of 4807 Page 4805

Evelyn Biehn County Clerk

By Pauline Michaudere
Deputy.