

98648

MTC-21023P

WARRANTY DEED

Vol. m89 Page 5452

KNOW ALL MEN BY THESE PRESENTS. That HAROLD RADTKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN OLSEN & LAURA OLSEN, husband and wife, 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:

See legal description attached hereto and made a part hereof.

Subject to liens and encumbrances of record including Trust Deed in favor of Trans-american Financial Services, which buyers herein do not agree to assume and pay.

"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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 29th day of March, 19 89; 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.

Harold Radtke

STATE OF OREGON, County of Klamath ss. 3/29, 1989

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

Personally appeared the above named Harold Radtke

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

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:

Before me: Notary Public for Oregon My commission expires: 8-16-92

Harold Radtke
PO Box 175
Maland OR 97634
GRANTOR'S NAME AND ADDRESS
Dean Olsen & Laura Olsen
20712 FENO WOODEN RD
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

LEGAL DESCRIPTION

A portion of the W1/2 SW1/4 Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the W1/2 W1/2 NW1/4 SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian; thence South 00 degrees 33' 03" West 888.42 feet to the true point of beginning of this description; thence continuing South 00 degrees 33' 03" West 884.90 feet to a point; thence East 987.722 feet to a point on the East line of the SW1/4 SW1/4 of said Section 33 which point is 924.56 feet North of the Southeast corner of the SW1/4 SW1/4 of said Section 33; thence North 00 degrees 18' 17" East 882.67 feet to a point; thence North 39 degrees 44' 04" West 983.91 feet to the point of beginning.

Tax Account No: 4008 03300 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of March A.D., 19 89 at 12:49 o'clock PM., and duly recorded in Vol. 31st day
 of Deeds on Page 5452
 Evelyn Biehn
 By Pauline Millard County Clerk

FEE \$13.00