

OK

98704

WARRANTY DEED

Vol. 2289 Page 5545

KNOW ALL MEN BY THESE PRESENTS, That on this 10th day of March, 1989
 Clayton S. Shultz, Earlynn C. Shultz and Frances C. Crume
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Matthew C. Lee

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:
 A tract of land situated in Sections 2 & 3, T.35 S., R.11 E., of the W.M. in the County of Klamath and State of Oregon described as follows:

Beginning at the Northwest corner of said Section 2; thence South 88°59'04" East along the Northerly line of said Section 2, a distance of 276.30 feet to an intersection with the centerline of an existing Indian Service Road; thence South 33°06'52" West along the centerline of said road, a distance of 35.00 feet; thence South 59°41'57" East a distance of 1375.68 feet to the most Northerly corner of a tract of land described in a Contract to FAJO, Inc., recorded November 3, 1977 in Volume M-77, Page 21083, Deed Records; thence South 28°30'24" West along the Westerly line of said FAJO, INC., tract a distance of 1475.05 feet to a point of curve in the centerline of the aforesaid road; thence along said centerline on a non-tangent curve to the left, having a radius of 2400 feet and a central angle of 07°41'21" (the radial point bearing South 59°02'06" East) a distance of 323.58 feet; thence continuing along said centerline South 23°16'33" West a distance of 1014.08 feet to the most Northerly corner of a tract of land described in a Contract to Malia, Inc., recorded November 3, 1977 in Volume M-77, Page 21084,

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,500.00.
 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 10th 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.

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,

County of Marion

March 13, 1989

ss.

Personally appeared the above named

Above individuals

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

5/11/91

STATE OF OREGON, County of

19

ss.

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:

(If executed by a corporation, affix corporate seal)

Clayton S., Earlynn C. Shultz and Frances C. Crume
 725 Seventh Street, Gervais
 OR 97026

GRANTOR'S NAME AND ADDRESS

Matthew C. Lee

16812 N.E. Clackamas

Portland, OR 97232

After recording return to:

Matthew C. Lee

16812 N.E. Clackamas

Portland, OR 97232

NAME, ADDRESS, ZIP

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

Matthew C. Lee

16812 N.E. Clackamas

Portland, OR 97232

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reef/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

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Deed Records; thence South $66^{\circ}43'27''$ East along the Northerly line of said Malia, Inc., tract a distance of 1485.77 feet to the Westerly line of the afore-said FAJO, Inc. tract; thence North $18^{\circ}40'55''$ East along the Westerly line of said FAJO, INC., tract a distance of 622.00 feet; thence continue along said Westerly line North $28^{\circ}30'24''$ East a distance of 520.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Matthew C. Lee the 3rd day
of April A.D. 19 89 at 12:07 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 5545.

Evelyn Biehn . County Clerk

By Daniel Mulendore

FEE \$13.00