

98754

MTC-210650

WARRANTY DEED

Vol. 289 Page 5645

KNOW ALL MEN BY THESE PRESENTS, That

JUANITA J. CLARK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES G. KERR and SUSAN G. KERR, husband & wife as tenants by the entirety, 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 reverse

APR 11 1989

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances

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 \$ 80,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00. 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 3 day of April, 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.

Juanita J. Clark  
Juanita J. Clark

STATE OF OREGON, )  
County of Klamath ) ss.  
April 3, 19 89.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_  
Juanita J. Clark

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 acknowledged the foregoing instrument to be \_\_\_\_\_ her 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.

(OFFICIAL SEAL) Barlene J. Tautu  
Notary Public for Oregon  
My commission expires: 6-16-92

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Clark  
5746 Delaware  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Kerr  
P.O. Box 512  
Merrill, OR 97633  
GRANTEE'S NAME AND ADDRESS

Kerr  
After recording return to  
above address

NAME, ADDRESS, ZIP

Kerr  
above address

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

Order No: 21065-D

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

The N1/2 SW1/4 NW1/4, the N1/2 S1/2 SW1/4 NW1/4 and the NW1/4 NW1/4 of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the 1905 plat of Whitelake City.

Tax Account No: 4110 0016B 00200

## PARCEL 2

The SE1/4 of the NW1/4 of the S1/2 of the NE1/4 of the NW1/4 of Section 16, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM Lots 21 through 24, Block 33 and lots 7 and 8, Block 77, White Lake City, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, and one-half of the vacated streets and alleys adjoining said lots. ALSO EXCEPTING THEREFROM those portions of platted street right-of-ways lying within the above described area that have not been vacated. ALSO EXCEPTING THEREFROM the following described 20-foot wide strip of land; Beginning at the Center 1/4 of said Section 16, thence North 89 degrees 30' 14" West along the East-West center section line a distance of 20.0 feet; thence North 00 degrees 08' 30" East parallel with the North-South center section line, a distance of 1,979.29 feet to the North line of the S1/2 of the NE1/4 of the NW1/4 of said Section 16; thence South 89 degrees 30' 48" East a distance of 20.0 feet to the Center-North-North 1/64 corner; thence South 00 degrees 08' 30" West along the North-South center section line a distance of 1,979.29 feet to the point of beginning.

Tax Account No: 4110 0016B 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day  
of April A.D., 19 89 at 11:44 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 5645.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline M. Biehn