

99746

WARRANTY DEED

Vol. m89 Page 7575

MTC-21347K

KNOW ALL MEN BY THESE PRESENTS, That

BRIAN R. O. READ and SUSAN E. READ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CHARLES T. CLARDY

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH a 1983 Landmark Mobile Home, Oregon License #X185204, Serial #7940, which is situated upon the real property described herein. Klamath County Tax Account #M185204.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated December 28, 1983, recorded December 29, 1983, in Volume M83, page 22179, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as Beneficiary, which grantee named herein agrees to assume and pay in full. ~~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 all those of record and those 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 \$ 30,500.00. However, the actual consideration consists of or includes other 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. 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 day of , 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.

X Brian R. O. Read
BRIAN R. O. READ

X Susan E. Read
SUSAN E. READ

STATE OF OREGON,
County of Jackson) ss.
May 10th, 19 89

Personally appeared the above named
BRIAN R. O. READ and SUSAN E. READ

STATE OF OREGON, County of Jackson) ss.
May 10th, 19 89

Personally appeared Brian R. O. Read and Susan E. Read 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

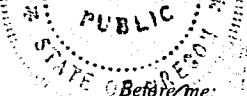
 , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

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



(OFFICIAL
SEAL) Charles R. Wegner
Notary Public for Oregon
My commission expires: 10/11/91

BRIAN R. O. READ and SUSAN E. READ
1151 Mill Creek Dr.
Prospect, OR 97536

GRANTOR'S NAME AND ADDRESS

CHARLES T. CLARDY
4932 Homedale

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE:

NAME, ADDRESS, ZIP

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

SAME AS 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.

SPACE RESERVED

FOR
RECORDER'S USE

By Recording Officer
Deputy

Order No: 21347-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89 degrees 58' 56" West 30.00 feet and North 00 degrees 06' 10" East, 89.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89 degrees 31' 05" West, 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. lateral A-3-B; thence North 00 degrees 06' 10" East, along said Easterly right of way line 80.00 feet; thence South 89 degrees 31' 05" East, 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00 degrees 06' 10" West, 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909 014AB 03900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of May A.D., 19 89 at 3:27 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 7575.
Evelyn Biehn County Clerk
By Pauline Mulkenolase

FEE \$13.00