

47

WARRANTY DEED

Vol. M87 Page 8101

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH E. GORSUCH and HEIDI S. GORSUCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

SHAUN W. GROSS

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.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated August 4, 1987, recorded August 5, 1987, in Volume M87, page 14068, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which the Grantee named herein hereby 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

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 \$44,000.00

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 5th day of May, 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.

Kenneth E. Gorsuch
KENNETH E. GORSUCH

Heidi S. Gorsuch
HEIDI S. GORSUCH

STATE OF OREGON,
County of Klamath)
May 5, 1989) ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

Personally appeared the above named
KENNETH E. GORSUCH and HEIDI S. GORSUCH

and acknowledged the foregoing instrument to be their 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) Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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

KENNETH E. GORSUCH and HEIDI S. GORSUCH
10535 SE 92nd
Portland, OR 97266

SHAUN W. GROSS
2363 Pine Grove Rd.
Klamath Falls, OR 97603

Affix recording seal to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
NAME, ADDRESS, ZIP
Name change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

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 _____ 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: 21394-K

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of that tract of real property recorded in Volume 332, page 515, Deed Records of Klamath County, Oregon, described therein as being in the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, said portion of aforesaid tract being more particularly described as follows:

Beginning at the Northwest corner of said tract, which corner bears South 988.53 feet and West 1281.83 feet from the quarter section corner common to Section 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 55' East along the North Boundary of said tract a distance of 433.10 feet to the true point of beginning; thence continuing North 89 degrees 55' East along the same boundary 192.00 feet to the Northeast corner of said tract; thence South 0 degrees 06' West along the East boundary of same a distance of 336.65 feet to the Southeast corner thereof; thence North 89 degrees 30' West along the South boundary of same tract a distance of 191.95 feet, more or less, to a point which bears South 0 degrees 06' West from the true point of beginning; thence North 0 degrees 06' East 334.72 feet to the true point of beginning.

Tax Account No: 3910 009BA 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of May A.D., 19 89 at 3:48 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 8101.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Anderson