

OK

1081

WARRANTY DEED

Vol. m89 Page 9984



KNOW ALL MEN BY THESE PRESENTS, That SAVING GRACE LUTHERAN CHURCH

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

MELISSA DREW

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:

SEE ATTACHED EXHIBIT "A"

(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

THOSE OF RECORD AND THOSE APPARENT ON THE LAND

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 \$18,043.21.

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 22nd day of May, 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 Klamath

May 22

ss.

Personally appeared the above named R.B.

Klepper, President & Anna M. Widener,

Treasurer of Saving Grace Lutheran

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

Before me:

Notary Public for Oregon

My commission expires:

1-15-90

SAVING GRACE LUTHERAN CHURCH

BY:

BY:

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

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)

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/reel/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

After recording return to:

Melissa Drew

P.O. Box 7336

Klamath Falls, OR 97602

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

JUN 5 PM 3 52 '89

"EXHIBIT A"

The following described real property is situate in Klamath County, Oregon, being more particularly described as follows:

9985

PARCEL 1

A portion of Lot 1, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 1, which point of beginning is also the Southwesterly corner of said Section 31; thence Northerly along the Westerly boundary line of said Lot 1 and said Section 31, a distance of 135 feet; thence Easterly and parallel to the Southerly boundary line of said Lot 1 and said Section 31, a distance of 60 feet; thence Southerly and parallel to the Westerly boundary line of Lot 1 and said Section 31, a distance of 135 feet to the Southerly boundary line of said Lot 1 and said Section 31; thence Westerly along the Southerly boundary line of said Lot 1 and said Section 31, a distance of 60 feet to the point of beginning.

PARCEL 2

Beginning at the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and running thence North along the East line of said Section a distance of 135 feet to a point; thence Westerly at right angles to said East Section line a distance of 40 feet; thence South and parallel with the said East Section line a distance of 135 feet to the South line of said Section; thence East along the South line of said Section a distance of 40 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co.
of June A.D., 19 89 at 3:52
of Deeds

FEE \$13.00

o'clock P.M., and duly recorded in Vol. M89 the 6th day
on Page 9984

Evelyn Biehn
By Pauline Nielsen County Clerk