

1657

MTC-214591

KNOW ALL MEN BY THESE PRESENTS, That
OLIVER E. POWELL and MARTHA E. POWELL, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
KENNETH W. LINCOLN
 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 appurtenances, hereditaments and appurtenances thereunto belonging or apper-
 taining, 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.

"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
 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 \$ 36,500.00

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 19th day of June, 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.

OLIVER E. POWELL

MARTHA E. POWELL

STATE OF OREGON, County of _____, 19 ____ ss.

STATE OF OREGON,
County of Klamath, 19 89 ss.Personally appeared the above named
OLIVER E. POWELL and MARTHA E. POWELLand acknowledged the foregoing instrument
to be their voluntary act and deed.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.(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires: 11/16/91Notary Public for Oregon
My commission expires:(OFFICIAL
SEAL)OLIVER E. POWELL and MARTHA E. POWELL
5908 Harlan
Klamath Falls, OR 97603KENNETH W. LINCOLN
P.O. Box 5004
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

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.By _____ Recording Officer
Deputy

LEGAL DESCRIPTION

PARCEL 1

The Northwesterly one-half of Lot 3 in Block 4 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; said premises being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 3; thence Southeasterly along the line between said Lot 3 and Lot 2 of said Block 4, a distance of 55 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 3, a distance of 52 feet to the Southwesterly line of said Lot 3; thence Northwesterly along the line between said Lot 3 and Lot 4 of said Block 4, a distance of 55 feet to the most Northerly corner of said Lot 4; thence Northeasterly along the Northwesterly line of said Lot 3, a distance of 52 feet to the point of beginning.

Tax Account No: 3809 029CD 08400

PARCEL 2

The Northwesterly one-half of Lots 1 and 2, Block 4, of FIRST ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot Numbered 1, Block Numbered 4 said First Addition and running thence Southeasterly along the Westerly line of Eight Street 55 feet; thence Southwesterly and at right angles to Eight Street; 104 feet more or less to the Westerly line of Lot Numbered 2, Block Numbered 4 said First Addition; thence Northwesterly along the Westerly line of said Lot Numbered 2, 55 feet more or less to the most Westerly corner of said Lot Numbered 2; thence Northeasterly along the Southerly line of Cook Street to the place of beginning.

Tax Account No: 3809 029CD 08500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day of June A.D., 19 89 at 8:42 o'clock AM., and duly recorded in Vol. M89, of Deeds on Page 10954.

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline M. Muelers