

1947

WARRANTY DEED

Vol. 2089 Page 11484

KNOW ALL MEN BY THESE PRESENTS, That

LOUISE J. DEERING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. BORCHERS & LORILEE I. BORCHERS, husband and wife, 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 legal description attached hereto as Exhibit "A" and made a part hereof.

Subject to: Real Estate Contract including the terms and provisions thereof in favor of Frank Geoffrey Mark & Portia Mark, husband and wife, a memorandum of which was recorded 7/11/85 in Volume M85, page 10793, Microfilm Records of Klamath County, Oregon, which buyers herein agree 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 those of record and 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 \$ 94,000.00.

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 27th 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.

Louise J. Deering
Louise J. Deering

STATE OF OREGON,
County of Klamath ss.
6/27, 19 89.

Personally appeared the above named
Louise J. Deering

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

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:

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

Louise J. Deering
610 1744 Parrot Dr
San Mateo CA 94403
(GRANTOR'S NAME AND ADDRESS)
Thomas R. Borchers & Lorilee I. Borchers
PO Box 1751
Klamath Falls OR 97601
(GRANTEE'S NAME AND ADDRESS)

After recording return to:
Thomas R. Borchers & Lorilee I. Borchers
PO Box 1751
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Thomas R. Borchers & Lorilee I. Borchers
6615 Cottage
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North 39 degrees 12' 22" East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is 14 degrees 22' 47" radius is 300 feet) 75.29 feet; thence South 15 degrees 10' 25" East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North 00 degrees 21' 05" West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

Tax Account No: 3909 001AC 01600

Parcel 2

A tract of land situated in Lot 28, Block 3, of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South Range 9 East of the Willamette Meridian, Klamath County being more particularly described as follows:

Beginning at a 1/2" iron pin on the West line of said Lot 28, from which the Northwest Corner of said Lot 28 bears North 00 degrees 21' 05" West, 124.32 feet; thence South 00 degrees 21' 05" East on said West line 100.00 feet to a 1/2" iron pin; thence South 89 degrees 56' 53" East, 110.60 feet to a 1/2" iron pin; thence North 00 degrees 21' 05" West, 100.00 feet to a 1/2" iron pin; thence North 39 degrees 56' 53" West, 110.60 feet to the point of beginning.

Tax Account No: 3909 001AC 04401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of June A.D. 19 89 at 12:27 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 11484.

Evelyn Biehn, County Clerk

By Debra Mullenders

FEE \$13.00