

2249

MTC-21588P

WARRANTY DEED

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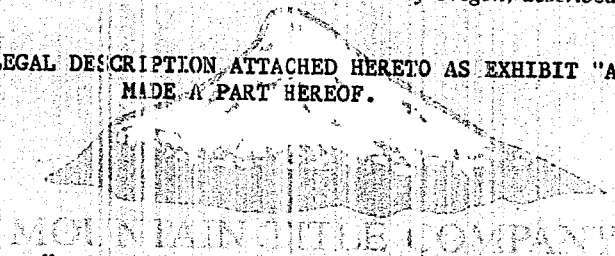
KNOW ALL MEN BY THESE PRESENTS, That

EVELYN L. HARTMAN, who acquired title

as Evelyn L. McDonald

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. NEWSOME & SHAWNA L. NEWSOME, 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.



"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 \$ 40,000.00. ~~It is hereby acknowledged that the consideration stated herein is the full and true consideration paid for the property described herein and that no other consideration has been paid or promised.~~

In construing this deed and when 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 30th 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.

Evelyn L. Hartman
Evelyn L. Hartman

STATE OF OREGON,
County of Douglas, ss.
June 30, 19 89

Personally appeared the above named
Evelyn L. Hartman

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me, Donald H. Blahut
Notary Public for Oregon
My commission expires: 12/26/92

~~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: _____~~

EVELYN L. HARTMAN
1105 Tunnel Rd.
Glendale, OR 97442
GRANTOR'S NAME AND ADDRESS
Richard D. & Shawna L. Newsome
Box 9
Benanza OR 97623
GRANTEE'S NAME AND ADDRESS
Richard D. & Shawna L. Newsome
Box 9
Benanza OR 97623
NAME, ADDRESS, ZIP
Until a copy is requested all tax statements shall be sent to the following address:
Richard D. & Shawna L. Newsome
Box 9
Benanza OR 97623
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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

Tax Account No: 3911 01100 01100 (covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of July A.D., 19 89 at 3:43 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 12039

FEE

Evelyn Biehn County Clerk

By Pauline Mullendar