

2524

WARRANTY DEED

Vol. m89 Page 12261

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That

RUSSELL W. DAHL & LAYVONNA V. DAHL,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK E. THOMPSON & DANA M. THOMPSON, husband and wife

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: Liens and encumbrances of record including Department of Veterans' Affairs Mortgage, which buyers herein agree to assume and pay.

"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 record and 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, in terms of dollars, is \$ 99,900.00

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 12th day of July, 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.

Russell W. Dahl
Russell W. Dahl

Layvonna V. Dahl
Layvonna V. Dahl

STATE OF OREGON,
County of Klamath

7-12, 19 89 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 _____ president and that the latter is the _____ secretary of _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

Personally appeared the above named
Russell W. Dahl & Layvonna V. Dahl

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

Notary Public for Oregon
My commission expires: 8-16-92

Russell W. Dahl & Layvonna V. Dahl
C/O 917 E Main
Klamath Falls OR 97601

Frank E. Thompson & Dana M. Thompson
PO Box 989
Chiloquin OR 97624

Frank E. Thompson & Dana M. Thompson
PO Box 989
Chiloquin OR 97624

Frank E. Thompson & Dana M. Thompson
PO Box 989
Chiloquin OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land, situated in the South one-half of the Northeast one-quarter of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at a point on the East-West center line of the Northeast one-quarter, from which a 5/8" rebar with aluminum cap marking the Center-North one-sixteenth corner of Section 15 bears South 89 degrees 25' 20" West 484.01 feet; thence North 89 degrees 25' 20" East 1066.42 feet, along the South boundary of "Woodland Park," to a 5/8" rebar; thence South 777.34 feet to a 5/8" rebar on the center line of a 60 foot private roadway easement thence along the center line of said roadway easement as follows: along the arc of a 458.60 foot radius curve to the left 219.49 feet; thence North 78 degrees 36' 26" West 436.87 feet; thence North 75 degrees 35' 04" West 131.21 feet; thence along the arc of a 262.74 foot radius curve to the left 201.07 feet; thence South 60 degrees 34' 09" West 137.38 feet to a 5/8" rebar; thence, leaving said roadway easement, North 648.53 feet to the point of beginning.

Tax Account No: 3407 01500 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of July A.D., 19 89 at 2:14 o'clock P.M. and duly recorded in Vol. M89,
of Deeds on Page 12761.
By Evelyn Biehn County Clerk
Darlene Muijselaar

FEE \$13.00