

OK

2861

WARRANTY DEED

Vol. m89 Page 13336



KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. BOIVIN, Attorney in Fact for Julie H. Finley hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THORNTON E. HAMM, hereinafter called 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

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 \$ 41,000.00. 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 92.030.)

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 20 day of July, 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, } ss.
County of Klamath
July 20, 1989

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)

Belong to: Arlene P. Addington
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-22-93

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

ROBERT D. BOIVIN, Attorney in fact
for Julie H. Finley

GRANTOR'S NAME AND ADDRESS

THORNTON E. HAMM

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert D. Boivin
110 W. 6th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Robert D. Boivin
110 W. 6th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

89 JUL 21 PM 12 18 88

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the NE1/4 SW1/4 in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the center of said Section 7; thence North 89 degrees 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6 degrees 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89 degrees 49' West, 486.54 feet; thence South 6 degrees 02' West 90.0 feet; thence South 89 degrees 49' East 486.54 feet to the West line of the said Highway; thence North 6 degrees 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6 degrees 02' East from a point on the Section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89 degrees 49' West from the quarter section corner between Sections 7 and 18; running thence North 89 degrees 49' West 486.54 feet; thence North 6 degrees 02' East 90.0 feet; thence South 89 degrees 49' East 486.54 feet; thence South 6 degrees 02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06 degrees 02' 00" East 1626.81 feet from a point which is North 89 degrees 41' 21" West, 770.34 feet from the quarter corner common to Sections 7 and 18 of said Township and Range; thence North 89 degrees 49' 00" West 243.27 feet, along the South line of the property described in Klamath County Deed Records Volume M80 at page 9997, to the true point of beginning of this description; thence North 89 degrees 49' 00" West 243.27 feet; thence North 06 degrees 02' 00" East 180.00 feet; thence South 89 degrees 49' 00" East 243.27 feet; thence South 06 degrees 02' 00" West 180.00 feet to the true point of beginning.

EXCEPTION:

1. Rights of the public in and to any portion of the herein described premises lying with the boundaries of roads or highways.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of July A.D. 19 89 at 12:18 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 13336.

FEE \$13.00

Evelyn Biehn, County Clerk

By D. Andrew Nickerson