

2874

MLC-21788P

MIT-21788P
KNOW ALL MEN BY THESE PRESENTS, That RONALD A. HALES & NANCY E. HALES, as tenants

by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAUDE D. TINSLEY, 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.

SUBJEC TO: Liens and encumbrances of record including Trust Deed in favor of Donald R. Thomas & Mary E. Thomas, husband and wife recorded in Volume M85, page 12129, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay in full.

MOUNTAIN TITLE COMPANY

"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.

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

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 purchase price of the above described premises, in full cash, in hand paid by the grantee to the grantor, is \$ 37,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,500.00

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.

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In Witness Whereof, the grantor has executed this instrument this 21st 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.

Ronald A. Hales

Nancy E. Hales
STATE OF OREGON, County of _____) ss.
19 _____

STATE OF OREGON,
County of Klamath) ss

Personally appeared the above named Ronald A. Hales & Nancy E. Hales

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:

RONALD A. HALE & NANCY E. HALESS
1337 Jodelle Ct. N.
Keizer, OR 97303

Claude D. Tinsley
4600 Anderson
Klamath Falls OR 97601

After recording return to:
Claude D. Tinsley
 4600 Anderson
 Klamath Falls, OR 97601

Claude D. Tinsley
4600 Anderson
Flamath Falls, OR 97601

STATE OF OREGON,

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

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 05' West to the Northerly line of the right of way of the U.S.R.S. "A-3" Lateral; thence Northeasterly along the Northerly line of said right of way of the U.S.R.S. "A-3" Lateral to the intersection with the North line of said SE1/4 NW1/4, thence West along said North line a distance of 240 feet, more or less to the point of beginning.

Tax Account No: 3909 01400 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 21st day
of July A.D. 19 89 at 3:25 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 13373.

Evelyn Biehn County Clerk
By Christine Millender

FEE \$13.00