

690-09-13927

FORM No. 716—WARRANTY DEED (Individual or Corporate) (Grantees as Tenants by Entirety)

MTG 21963

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY Vol. m89 Page 15339

KNOW ALL MEN BY THESE PRESENTS, That Sue Ann Brown

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles R. Wright and Marlis M. Wright, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, 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 above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record, apparent on the ground and common to the area

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 \$134,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols Δ if not applicable, should be deleted. See ORS 93.030.)

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 15th day of August, 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 deed for the purpose 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 for any approved uses."

County of Klamath } ss.
August 15, 1989

Personally appeared the above named Sue Ann Brown

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 7-6-90

STATE OF OREGON, County of) ss.

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:

Sue Ann Brown
Rt 2 Box 792A
KFO 97603
GRANTOR'S NAME AND ADDRESS
Charles R + Marlis M Wright
S. Merrill Rd
Merrill, OR 97633
GRANTEE'S NAME AND ADDRESS

All recording return to:
Klamath 1st Federal S+C
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above

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/reel/volume No. _____ on page _____ or as document fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

MTC No: 21963

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon;

Lots 1 and 8, Block 8 and all of Block 3, including one-half of vacated "B" Street adjacent to Block 3, vacated by Order recorded March 26, 1965 in Volume 360 at page 329, Deed Records of Klamath County, Oregon, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM a road right-of-way deeded to Klamath County; being 30 feet on either side of the following described center line: Beginning at the Southwest corner of Block 3 of Clinton Subdivision; thence North along the West line of Block 3, 195.3 feet to the true point of beginning of this description; thence North 56 degrees 51' East 173.36 feet; thence East 114.83 feet to the East line of Block 3 and there ending.

Tax Account No: 4110 012BB 02200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day
of Aug. A.D., 19 89 at 3:26 o'clock PM., and duly recorded in Vol. M89,
of _____ Deeds _____ on Page 15339.

FEE \$13.00

Evelyn Biehn County Clerk

By *Pauline M. Nickerson*