

4312 MTC-21830 P

WARRANTY DEED

Vol. m89 Page 15791

KNOW ALL MEN BY THESE PRESENTS, That

JOHN S. KRONENBERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK E. THOMPSON and DANA M. THOMPSON, 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 as it appears on Exhibit "A" attached hereto 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 has 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, stated in terms of dollars, is \$ 14,000.00. 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, 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, 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.

John S. Kronenberger  
John S. Kronenberger

STATE OF OREGON,  
County of Klamath

8/15, 19 89 ss.

Personally appeared the above named John S. Kronenberger

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

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 \_\_\_\_\_

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:

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-16-92

John S. Kronenberger

HC 63 Box 573  
Chiloquin OR 97624  
GRANTOR'S NAME AND ADDRESS

Frank E. & Dana M. Thompson  
PO Box 989  
Chiloquin OR 97624  
GRANTEE'S NAME AND ADDRESS

Frank E. & Dana M. Thompson  
PO Box 989  
Chiloquin OR 97624  
NAME, ADDRESS, ZIP

Frank E. & Dana M. Thompson

PO Box 989  
Chiloquin OR 97624  
NAME, ADDRESS, ZIP

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

EXHIBIT "A"  
LEGAL DESCRIPTION

The E1/2 of the following described property:

The S1/2 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of Woodland Park, EXCEPTING THEREFROM the following described parcels of land:

That portion contained in Contract of Sale recorded December 11, 1975 in Book M75 at page 15639, Microfilm Records of Klamath County, Oregon, and that portion contained in Contract of Sale recorded July 19, 1976 in Book M76 at page 10913, Microfilm Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM that portion of the following described property lying in the S1/2 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon;

Beginning at the Northwest corner of the W1/2 SW1/4 NW1/4 of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W1/2 SW1/4 NW1/4 of Section 14 to the Northeast corner of said W1/2 SW1/4 NW1/4 of Section 14; thence South along the East line of said W1/2 SW1/4 NW1/4 of Section 14 a distance of 1158 feet to a point; thence North 60 degrees West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

ALSO EXCEPTING THEREFROM the East 208.71 feet of the South 626.13 feet.

Tax Account No.: 3407 01500 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day  
of Aug. A.D., 19 89 at 12:06 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 15791

FEE \$13.00

Evelyn Biehn County Clerk

By D. Andrew M. Sullivan