

4771

WARRANTY DEED

Vol m 89 page 1658

MTC 22093-3

KNOW ALL MEN BY THESE PRESENTS, That Chester L. Wilson & Adeline E. Wilson,
Trustees under the Chester Wilson Trust
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence H. Hall & Barbara K. Hall, 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 ATTACHED HERETO AS EXHIBIT "A" 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 is lawfully seized in fee simple and the above grannal 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 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 \$ 55,000.00
~~has been paid in cash to the grantor by the grantee, and the grantor has received the same and has no claim against the grantee for the same.~~
~~has been paid in cash to the grantor by the grantee, and the grantor has received the same and has no claim against the grantee for the same.~~

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 31 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.

Chester L. Wilson Trustee
Chester L. Wilson, Trustee

Adeline E. Wilson Trustee
Adeline E. Wilson, Trustee

STATE OF NEVADA
County of Washoe ss.
August 31, 19 89

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)
Notary Public for Oregon

My commission expires: _____

Personally appeared the above named _____
(Chester L. Wilson & Adeline E. Wilson, Trustees of the Chester Wilson Trust)

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

JOANNE C. HICKS
Notary Public - State of Nevada
Appointed _____
OFFICIAL SEAL
My commission expires: March 10, 1991

CHESTER L. WILSON & ADELINI E. WILSON
2715 Margaret Dr
RENO, NV 89506
GRANTOR'S NAME AND ADDRESS

CLARENCE H. HALL & BARBARA K. HALL
7463 Jingle Lane
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

CLARENCE H. HALL & BARBARA K. HALL
7463 Jingle Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

CLARENCE H. HALL & BARBARA K. HALL
7463 Jingle Lane
Klamath Falls, OR 97603
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

A parcel of land situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 21, said point being North 00 degrees 08' 31" East a distance of 604.42 feet from the Southwest corner of said Section 21, said point also being on the centerline of the county road; thence North 88 degrees 13' 46" East 30.02 feet to 5/8 inch iron pin on the Easterly right-of-way line of said county road; thence continuing North 88 degrees 13' 46" East 321.44 feet to a 5/8 inch iron pin; thence North 01 degrees 42' 01" East 69.17 feet to a 5/8 inch iron pin; thence South 81 degrees 18' 29" East 329.64 feet to a 5/8 inch iron pin; thence continuing South 31 degrees 18' 29" East to the Southwesterly right-of-way line of the Klamath Irrigation District lateral; thence Northwesterly along the Southwesterly right-of-way line of said lateral to its intersection with the West line of said Section 21; thence South 00 degrees 08' 31" West along the West line of said Section 21 782.76 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows:

Beginning at a point on the West line of said Section 21 North 00 degrees 08' 31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85 degrees 50' 21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85 degrees 50' 21" East 132.14 feet; thence North 33 degrees 24' 14" East 184.49 feet to the Southwesterly right of way line of the U.S.B.R. C-4-E Lateral; thence following said right of way line: North 43 degrees 05' 00" West 455.67 feet, along the arc of a curve to the left (Radius = 547.96 feet, central angle = 04 degrees 48' 34") 46.00 feet to the West line of said Section 21; thence South 00 degrees 08' 31" West 374.48 feet to the point of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680, as record in the office of the Klamath County Surveyor.

Tax Account No: 3909 02100 01700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Sept. A.D. 19 89 at 9:12 o'clock AM. and duly recorded in Vol. M89 day
of Deeds on Page 16582

FEE \$13.00

Evelyn Biehn County Clerk

By Debra M. Mendenhall