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WARRANTY DEED

Vol. m89 Page 17786

KNOW ALL MEN BY THESE PRESENTS, That Western Bank, an Oregon banking corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald R. Cannon and Gloria A. Cannon, Husband and Wife, 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:

Property located in Section 2, Township 39 South Range 9 East of the Willamette Meridian, more particularly described in the 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, except as detailed in the attached Exhibit 'A'

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 \$ 97,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 7th day of September, 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.

Western Bank, an Oregon banking corporation

By:

Jeffrey R. McKinnon - Vice President

STATE OF OREGON, County of Coos, ss.
September 7, 1989

Personally appeared Jeffrey R. McKinnon, ss.

who, being duly sworn, did say that ~~he~~ is the vice president of ~~Western Bank~~

Western Bank

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 ~~that~~ he acknowledged said instrument to be its voluntary act and deed.

Before me:

Susanne Bee

Notary Public for Oregon

My commission expires: 7-7-92

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Western Bank
290 South Fourth Street
Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Gerald R. and Gloria A. Cannon
611 Pine Grove Road
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald R. and Gloria A. Cannon
611 Pine Grove Road
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Gerald R. and Gloria A. Cannon
611 Pine Grove Road
Klamath Falls, Oregon 97603

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 fee/title/instrument/microfilm/reception 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

SEP 20 PM 3 44

88551

PARCEL 1:

Beginning at a point on the Northerly right of way line of the Dalles-California Highway, which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 21' East 329.7 feet from an iron pin in the pavement marking the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 21' East along the Northerly line of the highway 72.9 feet; thence North 0 degrees 59' West 189.4 feet; thence South 89 degrees 21' West 72.9 feet; thence South 0 degrees 59' East 189.4 feet to the point of beginning and situate in the SW 1/4 of the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that portion in deed from Charles H. DuFour and Thora DuFour, husband and wife, to the State Highway Commission, dated June 16, 1964, recorded June 23, 1964 in Book 354 at Page 66, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Northerly right of way line of the Dalles-California Highway which lies North 0 degrees 55' West a distance of 30 feet and North 89 degrees 31' East 256.6 feet from an iron pin in the pavement marking the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian which said point is the Southeast corner of a tract of land hereto conveyed to Wade E. Pitcher and wife, by deed recorded in Book 117 at Page 440, Deed Records of Klamath County, Oregon; thence North 2 degrees 53' West along the Easterly line of the Pitcher Tract 190 feet, more or less, to the Northeast corner of said Pitcher Tract; thence North 89 degrees 21' East 82.9 feet; thence South 0 degrees 59' East a distance of 189.4 feet, more or less, to the Northerly right of way line of the Dalles-California Highway; thence South 89 degrees 21' West along the Northerly right of way line of the highway 73.1 feet to the point of beginning, and situate in the SW 1/4 of NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM that portion in Deed from Charles H. DuFour and Thora DuFour, husband and wife, to the State Highway Commission, dated June 16, 1964, recorded June 23, 1964 in Book 354 at Page 66, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-2AC TL 7300

SAVE AND SUBJECT TO:

1. Taxes for the year 1989-90 are now a lien but not yet payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.
5. Easement, including the terms and provisions thereof:
 For: For ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners
 Recorded: October 31, 1944
 Book: 170
 Page: 247
6. Limited access in deed to the State of Oregon by and through its State Highway Commission recorded June 23, 1964 in Book 354 at Page 66, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

1. A copy of the report on the North American right-of-way line of the
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10. A copy of the report on the North American right-of-way line of the

§§.

Filed for record at request of Aspen Title Co. the 20th day
of Sept. A.D., 19 89 at 3:44 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 17786.
FEE \$18.00 Evelyn Biehn County Clerk
By Caroline Muelendor

FEE **\$18.00**

Evelyn Biehn

County Clerk

By

Cassius M. Melandore