

5776

MTC-22281-P WARRANTY DEED

Vol m 89 Page 18346

KNOW ALL MEN BY THESE PRESENTS, That WINSTON B. COOK & JUDITH ANN COOK,
as tenants by the entiretyhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. DILLON & JUDITH A. DILLON, husband and wifethe 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 THE ATTACHED EXHIBIT "A".

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.

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 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 \$ 24,000.00

xx However, the above consideration consists of or includes the property described in the instrument which is the subject of the consideration (and from which) (the same) (known) (the symbol) of not applicable should be deleted xx
Sec 93-930 xx

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 28 day of September, 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.

Winston B. Cook
Winston B. Cook

Judith Ann Cook
Judyth Ann Cook
STATE OF OREGON, County of _____) ss.
September 28, 19 89

STATE OF OREGON,)
County of KLAMATH) ss.
September 28, 19 89

Personally appeared the above named
Winston B. Cook & Judith Ann Cookand acknowledged the foregoing instrument
to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: T-13-93

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

WINSTON B. COOK & JUDITH ANN COOK
5141 Shasta Way
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

JOHN J. DILLON & JUDITH A. DILLON
9271 Wintergreen
Pinon Hills, Calif. 93272
GRANTEE'S NAME AND ADDRESS

After recording return to:
JOHN J. DILLON & JUDITH A. DILLON

as above

NAME, ADDRESS, ZIP

JOHN J. DILLON & JUDITH A. DILLON

as above

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

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Section 6, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1622.59 feet North and 2906.46 feet West from the Southeast corner of Section 6; thence North 00 degrees 58' West, along said road boundary, 741.50 feet to a 5/8" iron pin; thence Northwesterly along said road boundary, 258.60 feet to a point South 31 degrees 33' East, 60.00 feet from the most Southerly corner of Recorded Survey No. 1259; thence North 58 degrees 15' East, 272.36 feet to the true point of beginning of this description; thence North 58 degrees 15' East, 206.50 feet to the High Water Mark of Klamath River; thence South 45 degrees 05' 10" East, 178.48 feet to a 5/8" iron pin; thence South 36 degrees 44" West, 203.00 feet; thence North 45 degrees 05' 10" West, 255.00 feet to the true point of beginning.

TOGETHER WITH an access easement along the Southerly 15 feet of the following described property:

A parcel of land in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1622.59 feet North and 2906.46 feet West from the Southeast corner of Section 6; thence North 0 degrees 58' West, along said road boundary 741.50 feet to a 5/8" iron pin; thence Northwesterly along said road boundary 258.60 feet to point South 31 degrees 33' East 60.00 feet from the most Southerly corner of recorded Survey No. 1259 which is the true point of beginning of this description; thence North 58 degrees 15' East 272.36 feet; thence South 45 degrees 05' 10" East 255.00 feet; thence South 36 degrees 44' West 152.30 feet; thence South 71 degrees 11' West 232.00 feet to the Easterly right of way of the Keno-Worden Road; thence Northerly along said road boundary to the point of beginning as set forth in Agreement for Easement recorded September 23, 1988 in Volume M88, page 15826, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Sept. A.D. 19 89 at 8:57 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 18346.

FEE \$13.00

Evelyn Biehn .County Clerk

By Audine Mulendore