NEUHIDE COMPAN MTC 2228/D WARRANTY DEED 5776 Volm 89 Page 18 KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_UINSTON B. COOK & JUDITH ANN COOK tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. DILLON & JUDITH A. DILLON, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and , hereinafter called assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of <u>Klamath</u> \_\_\_ and State of Oregon, described as follows, to-wit: SEE LEGAL DESCRIPTION AS IT APPEARS ON THE ATTACHED EXHIBIT "A". Sacherstand LC S MOUNTAIN TITLE COMP "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. 23 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 23f 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 \$ \_24,000.00 with server, which is the anticipation and a standard x pour of the consideration (indicates which) x (the contract hances which symbolic signal and in should be defined as a 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 <u>28</u> day of <u>September</u> 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. Winster Block Winston B. Cook dithe lun Crock Ath Ann Cook OREGON, County of STATE OF OREGON STATE OF County of KLAMATH 1 50 September 28 Personally appeared who, being duly sworn, Personally appeared the above named Winston B. Cook & Judith Ann Cook each for himself and not one for the other, did say that the former is the 3.835 \_ president and that the latter is the antitizi mini \_\_\_\_\_ secretary of \_\_\_\_\_ UN:STA. 14.00 and acknowledged, the foregoing instrument , a corporation, and that the seal affixed to the foregoing instrument is the corporate to be thetr R voluntary act and deed. seal of said corporation and that said instrument was signed and sealed 14 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 UBALIS in Before deed. Before me: (OFFICIAL OF (OFFICIAL SEALT Notary Rublic for Oregon SEAL) Notary Public for Oregon My commission expires: 7-13-93 My commission expires: WINSTON B. COOK & JUDITH ANN COOK STATE OF OREGON. 5141 Shasta Way Klamath Falls, Oregon 97603 SS: GRANTOR'S NAME AND ADDRESS County of\_ I certify that the within instrument was JOHN J. DILLON & JUDITH A. DILLON received for record on the 9271 Wintergreen day of \_ 19 Pinnon Hills, Calif. 93272 ሕ o'clock . GRANTEE'S NAME AND ADDRESS \_ M., and recorded ACE RESERVED in book on page\_ or as FOI file/reel Number JOHN J. DILLON & JUDITH A. DILLON ECORDER'S US Record of Deeds of said county. Witness my hand and seal of County as above affixed. JOHN J. DILLON & JUDITH A. DILLON S 534 Recording Officer as above NAME, ADDRESS, ZIP By Ded

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## 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 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 North 45 degrees 05' 10" West, 255.00 feet to the true point of

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' Easterly right of way of the Keno-Worden Road; thence Northerly along for Easement recorded September 23, 1988 in Volume M88, page 15826, Microfilm Records of Klamath County, Oregon.

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