EITLE COMPANY 6332 WARRANTY DEED Vol.<u>mg9</u>Page\_ KNOW ALL MEN BY THESE PRESENTS, That 19: Kerry S. Penn: hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_ Douglas E. Watkins 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 <u>Klamath</u> \_ and State of Oregon, described as follows, to-wit: See Attached MEENTA 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 E 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 all those of record and those apparent upon the land, if any, as of the date of this deed and trust deed in favor of Lloyd C. Dunlap recorded August 30, 1989 in Volume and that Magrand shi 285 right and the vere aging the sting remises 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 \$ 37,000.00 REDERENT THE COMMAND AND THE COMMAND COMMAND COMMAND AND AND COMMAND AND AND COMMAND AND COMMA PRENER HURSONWICHERARDOR XURSTONUE SOLUTION X KITUR SOMMOOD EXDERVIEW XIZE SYMBOLS X XE MNEMPERODULE STOCKE DESCHOOR 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 \_\_\_\_\_ day of \_\_\_\_\_\_, 19 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Kerry S. Pen STATE OF CALIFORNIA COUNTY OF \_\_\_\_ Los Angeles 22 Sept. 11, 1989 On before me, the undersigned, a Notary Public in and for and said State, personally appeared Kerry S. Penn orn, the the , personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the ion DEFICI within instrument and acknowledged that he exerate JEANNE NIGH cuted the same. aled LOS ANGELES COUNTY WITNESS my hand and official se and EXP AUG. 18, 1993 and Signature JAL AL) (This area for official notarial seal) Kerry S. Penn 18840 Ventura Blvd, Suite 215 STATE OF OREGON, Tarzana, CA 91356 SS. GRANTOR'S NAME AND ADDRESS County of\_ Douglas E. Watkins I certify that the within instrument was 4800 Queensbury Way East received for record on the . Colleyville, TX 76034 day of . 19 GRANTEE'S NAME AND ADDRESS at o'clock \_ \_M., and recorded PACE RESERVED Douglas E. Watkins in book \_ on page \_ or as file/reel number above address FOR Record of Deeds of said county. ECORDER'S USE Witness my hand and seal of County NAME, ADDRESS, ZIP affixed. Until a change is requested all tax states ents shall be sent to the following addi Douglas E. Watkins above address Recording Officer NAME. ADDRESS. ZIP By Deputy

MTC No: 22164-D

19325

## EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Parcel 2 of Minor Land Partition 36-83, South 00 degrees 09' 35" West 344.06 feet from the Northeast corner of said Parcel 2, the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 1111.91 feet; thence South 89 degrees 06' 41" West 496.61 feet to the West line of said Parcel 2; thence South 00 degrees 52' 52" East 171.21 feet, to the Southwest corner of said Parcel 2; thence North 89 degrees 06' 14" East 493.51 feet to the Southeast corner of said Parcel 2; thence North 00 degrees 09' 35" East 171.17 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.

Tax Account No: 3507 01800 00201 (with other property)

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

|                             | f Mountain Tit                              | Le Cot                      | he $\underline{12th}$ day |
|-----------------------------|---|-----------------------------|---------------------------|
| Filed for record at request | A.D., 19 89 at 10:16                        | o'clockA M., and duly recor | ded in Vol. <u>M89</u> ,  |
| ofOct.                      | A.D., $19 \underline{-05}$ at <u>Lot 20</u> | on Page 19324               |                           |
|                             | f   | Evelyn Biehn _ Count        | v Clerk                   |
|                             | . 이 이 나는 것이 문화가 못했는 것이 같아요.                 | By <u>Qauline M</u>         | 10 Pondere                |
| EEE \$13.00                 |   | By <u>Aprilial II</u>       |                           |