

6605 MTC 22288-K

WARRANTY DEED

Vol. m89 Page 19865

KNOW ALL MEN BY THESE PRESENTS That  
VINCENT F. HERLIHY and VIRGINIA M. HERLIHY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROBERT D. AULT

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH A 1980 FUQUA HT Mobile Home, Oregon License #X162699, and Serial #6363 which is situated on the real property described herein. Klamath County Tax Account #M162699.

"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 all those of record and those apparent upon the land 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 \$ 78,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the 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 12th day of October, 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.

Vincent F. Herlihy  
VINCENT F. HERLIHY

Virginia M. Herlihy  
VIRGINIA M. HERLIHY  
STATE OF OREGON, County of \_\_\_\_\_, ss.  
October 12, 19 89

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 \_\_\_\_\_

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

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: 11/16/91

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

VINCENT F. HERLIHY and VIRGINIA M. HERLIHY

HC 30 Box 91  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

ROBERT D. AULT  
P.O. Box 91  
Pinon Hills, CA 92372  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

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 tract of real property in Government Lot 32 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center line of Section 16 a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33 a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.S. Highway No. 97, which point is monumented with a 3/4" iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363, page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land North 62 degrees 07' East 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet to the true point of beginning of this description; thence continuing along the bounds degrees 30' West 205.30 feet to the South boundary of Government Lot 32; thence East along same 443.30 feet, more or less, to the East boundary of same monumented by the waterline of Williamson River; thence North 22 degrees 50' East along same a distance of 200.00 feet; thence North 51 degrees 10' West 695.53 feet; thence South 57 degrees 40' West 177.60 feet to the true point of beginning.

ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described for U.S. Highway No. 97, the centerline of said roadway being particularly described as follows:

Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway No. 97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 2 degrees 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73 degrees 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 687.85 feet; thence South 51 degrees 10' East 35.00 feet, more or less, to a point on the North boundary of that tract of real property being conveyed 20.00 feet distant from the Northwest corner thereof.

Tax Account No: 3507 01600 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
of Oct. A.D. 19 89 at 3:58 o'clock PM., and duly recorded in Vol. M89  
of Deeds on Page 19865

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins