

6657

MTC 22250-D

WARRANTY DEED

Vol. m89 Page 19949

KNOW ALL MEN BY THESE PRESENTS, That Elsie M. Young & Robert W. Young, as tenants in Common and Walter E. Wagner & Eleanor A. Wagner, as tenants by the entirety all as tenants in Common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David L. Colby and Maxine R. Colby, as tenants by the entirety, hereinafter called 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 reverse for legal description made a part herein

"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 all those of record and those 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 \$ 10,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 12 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.

Eleanor A. Wagner
Eleanor A. Wagner

Elsie M. Young
Elsie M. Young
Robert W. Young
Robert W. Young
Walter E. Wagner
Walter E. Wagner
STATE OF OREGON, County of _____, 19 ____ ss.

STATE OF OREGON,
County of Klamath ss.
October 12, 19 89.

Personally appeared the above named
Eleanor A. Wagner and Walter E. Wagner

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.

_____ a corporation,
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) Barbara J. Tucker
Notary Public for Oregon
My commission expires: 6-16-92

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wagner & Young

P.O. Box 162

Bonanza, OR

GRANTOR'S NAME AND ADDRESS

Colby

Rt 2, Box 801 K

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Colby

above address

NAME, ADDRESS, ZIP

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

Colby

c/o DVA

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 _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED

FOR

RECORDER'S USE

By _____ Recording Officer
Deputy

The following described real property is situated in Lot 2, parcel 1, Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon

Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 320.00 feet to the true point of beginning of this description; thence continuing West 326.05 feet thence South 760.00 feet to the North line of the County Road right-of-way; thence Easterly along said North line on the arc of a curve to the right 355.33 feet; thence North 02 degrees 33' 50" West 795.60 feet to the true point of beginning of this description, excepting therefrom the following described parcel.

A tract of land situated in the NE1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Lot 2, Parcel 1, as shown on recorded Survey No. 1447, as recorded in the office of the Klamath County Surveyor, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Parcel 1, as marked by a 1/2 inch iron pin, from which the Northeast corner of said Section 20 bears East 320.00 feet and North 00 degrees 41' 55" West 1840.14 feet; thence West, along the North line of said Lot 2, Parcel 1, 198.00 feet; thence South 220.00 feet to a 1/2 inch iron pin; thence East 207.85 feet to a 1/2 inch iron pin on the East line of said Lot 2, Parcel 1; thence North 02 degrees 33' 50" West 220.22 feet to the point of beginning, with bearings based on said recorded Survey No. 1447.

Tax Account No: 3911 V2000 1800

STATE OF WASHINGTON,

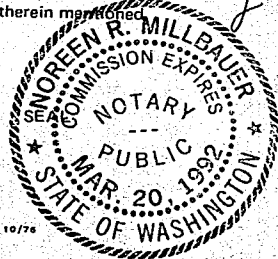
County of Benton

NOTARY PUBLIC CERTIFICATION
(INDIVIDUAL ACKNOWLEDGMENT)

I, Horeen R. Millbauer, Notary Public in and for the State of Washington residing at Rickland, Wa. do hereby certify that on this 6th day of October, 1989, personally appeared before me Elsie M. Young and Robert W. Young

to me known to be the individual as described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this Sixth day of October, 1989.



Horeen R. Millbauer
Notary Public in and for the State of Washington residing at Rickland, Wa.
in said County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of Oct. A.D., 1989 at 12:43 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 19949.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Muelendore