

6839 MTC 22384-P

WARRANTY DEED

Vol. m89 Page 20251

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD W. ENGLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. PRIEN & MARY E. PRIEN, husband and wife, 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 LEGAL DESCRIPTION AS IT APPEARS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



"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 \$ 60,000.00

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 23rd 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.

Clifford W. Engle

STATE OF OREGON, County of Klamath ss. 10/23, 19 89

Personally appeared the above named Clifford W. Engle

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

STATE OF OREGON, County of ss. 19

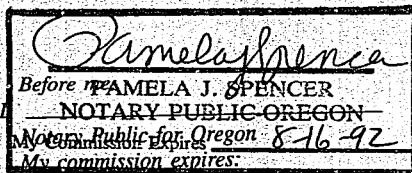
Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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)

(OFFICIAL SEAL)



Notary Public for Oregon My commission expires:

Clifford W. Engle 3764 NW Joseph St. Roseburg, OR 97470

GRANTOR'S NAME AND ADDRESS

JAMES F. PRIEN & MARY E. PRIEN PO Box 434 Fort Klamath OR 97626

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES F. PRIEN & MARY E. PRIEN PO Box 434 Fort Klamath OR 97626

NAME, ADDRESS, ZIP

Send a change to requested all our statements shall be sent to the following address:

JAMES F. PRIEN & MARY E. PRIEN PO Box 434 Fort Klamath OR 97626

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.

By Recording Officer Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

That portion of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more fully described as, commencing at the West 1/4 corner, Section 23, marked by a Klamath County Surveyor Brass Cap and the true point of beginning; thence North 89 degrees 32' 24" East a distance of 657.5 feet, more or less to a point on the West boundary of State Highway 232 right-of-way; thence North 23 degrees 06' 55" West, a distance of 21.5 feet to an existing railroad tie fence post; thence North 89 degrees 52' 48" West a distance of 653.0 feet to an existing railroad tie fence post; thence South 08 degrees 35' 17" East a distance of 26.7 feet to the Point of Beginning.

Tax Account No: 3307 V2300 00300

PARCEL 2:

That portion of the N1/2 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the Dalles-California Highway #232 and Easterly of the Crater Lake Highway.

Tax Account No: 3307 V2300 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day  
of Oct. A.D., 19 89 at 4:01 o'clock P M., and duly recorded in Vol. M89,  
of Deeds on Page 20251.  
Evelyn Biehn County Clerk  
By Pauline Muelendyke

FEE \$13.00