

OK

6911

WARRANTY DEED

Vol. m89 Page 20378KNOW ALL MEN BY THESE PRESENTS, That Madge E. Walker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leslie B. Dawson and Patsy R. Dawson, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record, appurtenant on the ground and common to the area

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 \$ 44,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24th day of October, 1989; 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.

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.

Madge E. Walker

STATE OF OREGON,)
County of Klamath) ss.
October 24, 1989

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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named _____

Leslie B. Dawson and Patsy R. DawsonMADGE E. WALKER

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

[Signature]
Notary Public for Oregon
My commission expires: 8-31-91

Leslie B. Dawson and Patsy R. Dawson
801 So. Alameda
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Madge E. Walker
c/o Klamath 1st Federal S&L
2943 So. 6th St., Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L
2943 So. 6th St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal S&L
2943 So. 6th St.
Klamath Falls, OR 97603

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 OCT 24 PM 3 06

UTC No: 22982

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin located 279.6 feet North and 309.8 feet West of the Southeast corner of said Tract 39A; thence North 123.0 feet to an iron pin; thence West 172.3 feet, more or less, to the West line of said Tract 39B, being the East line of a road running along the right of way of the Government Canal; thence South 21 degrees 10' East along said West line of Tract 39B, 69.7 feet, more or less, to the Southwest corner of said Tract 39B; thence East 1 foot; thence Southeasterly along a line parallel with the West line of Tract 39A, 63.7 feet to an iron pin; thence South 87 degrees 25' East 120.4 feet, more or less, to the point of beginning, being a portion of Tracts 39A and 39B of ENTERPRISE TRACTS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 034BC 02700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of Oct. A.D., 19 89 at 3:06 o'clock PM., and duly recorded in Vol. m89,
of Deeds on Page 20378.

FEE \$13.00

Evelyn Biehn, County Clerk

By Paulene Mickelson