

7088

MTC 22529P

WARRANTY DEED

Vol. m89 Page 20692

KNOW ALL MEN BY THESE PRESENTS, That NEIL J. FLYNN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANNA M. CHURCHILL, 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 ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Subject to: Liens and encumbrances of record including existing Trust Deed in favor of Frank M. Pedersen, recorded in Volume M84, page 18012, Microfilm Records of Klamath County, Oregon which buyer herein agrees to assume and pay.

"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 record and 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 \$ 38,000.00

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 27th 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.

X Neil J. Flynn
Neil J. Flynn

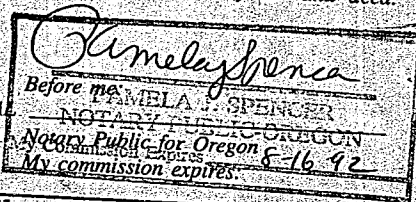
STATE OF OREGON,

County of Klamath) ss.

(02-7-1989

Personally appeared the above named
Neil J. Flynn

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

(OFFICIAL
SEAL)

Neil J. Flynn

421 G. St. S.
Lakeview OR 97630

GRANTOR'S NAME AND ADDRESS
Anna M. Churchill
4329 Denver Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Anna M. Churchill
4329 Denver Ave.
Klamath Falls, OR 97603

NAME ADDRESS ZIP
Anna M. Churchill
4329 Denver Ave.
Klamath Falls, OR 97603

STATE OF OREGON, County of) ss.

Personally appeared

and
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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

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 parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian bears South 89 degrees 44 1/2' West along the center line of said roadway a distance of 676.9 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the Section line 1662.5 feet for the point of beginning; thence North 0 degrees 7' West 332 feet, more or less, to a point in the Northerly boundary of said N1/2 SW1/4 NW1/4 of said Section; thence South 89 degrees 47' West along the boundary line 202.5 feet; thence South 0 degrees 7' East 332 feet, more or less, thence running North 89 degrees 44 1/2' East along the center line of the above mentioned roadway a distance of 202.5 feet to the point of beginning, SAVING AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

Tax Account No: 3909 011BC 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of Oct. A.D., 19 89 at 2:45 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 20698.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullens