

8793

MT-22153-11 WARRANTY DEED

Vol. m89 Page 23697

KNOW ALL MEN BY THESE PRESENTS, That

MICHELLE M. KENDALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN PORTER & BETSY PORTER, 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:

The legal description attached hereto as EXHIBIT "A" 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,

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 \$ 5,000.00

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 12th day of Nov, 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.

Michelle M. Kendall
Michelle M. Kendall

STATE OF OREGON, FLORIDA

County of DAVAL

ss.

11-12, 19 89

Personally appeared the above named
Michelle M. Kendall

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

STATE OF OREGON, County of _____ ss.

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: _____

Before me: Dan C. Griswell
Notary Public for Oregon
My commission expires: Feb. 29, 1992

GRANTOR'S NAME AND ADDRESS
DAN PORTER & BETSY PORTER
HC 32 BOX 32
CRESCENT OR 97733

GRANTEE'S NAME AND ADDRESS
DAN PORTER & BETSY PORTER
HC 32 BOX 32
CRESCENT OR 97733

NAME, ADDRESS, ZIP
DAN PORTER & BETSY PORTER
HC 32 BOX 32
CRESCENT OR 97733

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
filed number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.By _____ Recording Officer
Deputy

MTC No: 22153-P

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NW1/4 of the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a #5 plastic-capped steel rod set along the West line of Section 31, from which the N/16 corner thereof bears South 00 degrees 05' 43" West 748.18 feet; thence along said section line North 00 degrees 05' 43" East 136.51 feet to a 2 1/2" brass capped steel pipe set along the Section line at the intersection of the SE line of the Klamath Northern Railroad and 50 feet from the centerline thereof; thence along the SE line of the Klamath Northern Railroad, North 39 degrees 04' 41" East 459.95 feet to a point; thence along a line at right angle to U.S. Highway 97, South 64 degrees 43' 17" East 473.91 feet to a point along the NW line of said highway and 50 feet from the centerline thereof; thence along the NW line of U.S. Highway 97, South 25 degrees 16' 43" West 29.75 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway, North 64 degrees 43' 17" West 300.00 feet to a #5 plastic-capped steel rod; thence along a line parallel with said Highway, South 25 degrees 16' 43" West 100.00 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway South 64 degrees 43' 17" East 120.00 feet to a #5 plastic-capped steel rod; thence along a line parallel with said Highway, South 25 degrees 16' 43" West 200.00 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway, South 64 degrees 43' 17" East 180.00 feet to a #5 plastic-capped steel rod set on the NW line of said Highway and 50 feet from the centerline thereof; thence along said NW line of U.S. Highway 97, South 25 degrees 16' 43" West 50.50 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway, North 64 degrees 43' 17" West 80.00 feet to a #5 plastic-capped steel rod; thence along a line parallel with said Highway, South 25 degrees 16' 43" West 10.00 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway, North 64 degrees 43' 17" West 120.00 feet to a #5 plastic-capped steel rod; thence along a line parallel with said Highway, South 25 degrees 16' 43" West 100.00 feet to a #5 plastic-capped steel rod; thence continuing along the line parallel with said Highway, South 25 degrees 16' 43" West 80.00 feet to a #5 plastic-capped steel rod; thence along a line at right angle to said Highway, North 64 degrees 43' 17" West 327.45 feet to the point of beginning.

EXCEPTING THEREFROM A parcel of land, situated on the West side of U.S. Highway 97 in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at a point, a 2 1/2" brass-capped steel pipe set at the intersection of the North line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89 degrees 04' 28" West 847.46 feet; thence along the NW line of said U.S. Highway 97, South 25 degrees 16' 43" West 303.09 feet to the point of beginning; thence continuing along said NW line of U.S. Highway 97, South 25 degrees 16' 43" West 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97, North 64 degrees 43' 17" West 280.00 feet to a point; thence along a line parallel with U.S. Highway 97, North 25 degrees 16' 43" East 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97 and with the original, South 64 degrees 43' 17" East 280.00 feet to the point of beginning.

Tax Account No: 2409 031BB 03300

TOGETHER WITH an easement for ingress and egress as disclosed by Deed recorded in Volume m85 at Page 11642, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co. the 7th day of Dec. A.D. 19 89 at 3:52 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 23697.

Evelyn Biehn, County Clerk

By Pauline Mullins

FEE \$13.00