

8966

MTL 2:225-K

WARRANTY DEED

Vol. m89 Page 24032

KNOW ALL MEN BY THESE PRESENTS, That JAMES GRIGSBY GRIMES, as to an undivided $\frac{1}{2}$ interest and REGINALD R. DAVIS, PATRICK B. DAVIS and EMMA MARIAH DAVIS, not as tenants in common, but with the right of survivorship, as to an undivided $\frac{1}{2}$ interest, as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT A. LANGER and REBECCA H. LANGER, husband and wife 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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 forever lawfully seized in fee simple.

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 and that The true and actual consideration for the land as of the date of this deed

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00

IN constraining this...

In Witness Whereof, the grantor has executed this instrument this 12th day of December, 19 89; and the order of its board of directors, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by resolution of its board of directors.

PATRICK B. DAVIS as attorney-in-fact for
EMMA MARIAH DAVIS

REGIMENT R. DAVIS
STATE OF OREGON, County of _____) SS

Personally appeared _____, 19____, ss.

Personally appeared the above named JAMES GRIGSBY CRIMES, PATRICK B. DAVIS for himself and as a attorney-in-fact for EMMA MARIAN DAVIS, and REGINALD E. DAVIS, _____ 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 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.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

JAMES GRIGSBY GRIMES and DAVIS et al

11590 Hwy. 140
Klamath Falls, OR 97603

SCOTT A. LANGER and REBECCA H. LANGER
HC 30 Box 1271

HC 30 Box 127A

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording, return to

SAME AS GRANTEE

NAME, ADDRESS & ZIP

Unit's charge. If requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS ZIP

STATE OF OREGON.

SS

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

B

Recording Officer
Deputy

Order No: 20951-P

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows: Beginning at the 1/4 corner common to Sections 15 and 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence West along the East-West Quarter line a distance of 123 feet to a point; thence South parallel to the East line of Section 16 to a point on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South easterly along the Northerly right of way line of the Klamath Falls-Lakeview Highway to its intersection with the East line of Section 16; thence North along the East line of Section 16 to the point of beginning, in the E1/2 of the E1/2 of the NE1/4 of the SE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon.

Tax Account No: 3910 01600 21700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day
of Dec. A.D., 19 89 at 9:22 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 24032

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Muehlendae