

9208

WTC 22722

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROLAND W. ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL R. RANDOLPH & LUANNE M. RANDOLPH, 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 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,

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 \$ 31,000.00.
~~It is hereby acknowledged that the consideration stated in this instrument is the true and actual consideration paid for the transfer of the property described herein, and that the same is not subject to any lien or claim of any kind.~~

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 03 day of December, 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.

Roland W. Allen
 Roland W. Allen

STATE OF OREGON,)
 County of MULTNOMAH) ss.
DECEMBER 6, 1989

Personally appeared the above named
ROLAND W. ALLEN

and acknowledged the foregoing instrument
 as 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)
 Notary Public for Oregon
 My commission expires: _____



ROLAND W. ALLEN
12800 NE Sandy, Apt. # 19
Portland, OR 97230
 (GRANTOR'S NAME AND ADDRESS)
MICHAEL R. RANDOLPH & LUANNE M. RANDOLPH
2360 Olivet Rd.
Santa Rosa, CA 95401
 (GRANTEE'S NAME AND ADDRESS)
 After recording & return to:
Michael R Randolph & Luanne M. Randolph
2360 Olivet Rd.
Santa Rosa, CA 95401
 (NAME, ADDRESS, ZIP)
 Until a change is requested all tax statements shall be sent to the following address:
Michael R. Randolph & Luanne M. Randolph
2360 Olivet Rd.
Santa Rosa, CA 95401
 (NAME, ADDRESS, ZIP)

SINCE RESERVED
 FOR
 RECORDER'S USE

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

24441

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at a point where the West boundary line of the County Road intersects the North Boundary line of the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, which point is approximately 30 feet West of the Northeast corner of Southeast quarter of Section 10; thence West 10 rods; thence South 30 rods; thence in a Southeasterly direction a distance of 10.82 rods to the West boundary line of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the point of beginning. EXCEPTING THEREFROM that portion deeded to Klamath County for highway purposes by Deed recorded May 9, 1951 in Book 247 at page 141, Deed Records.

Tax Account No: 3610 01000 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Dec. A.D. 19 89 at 9:48 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 24440.

Evelyn Biehn County Clerk

By Debra Mullins

FEE \$13.00