

9972



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MARVIN E. YATES AND DELCA G. YATES, husband and wife
convey(s) to MELVIN B. KENDALL and MARJEANNE KENDALL, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 98,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of January, 19 90.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named MARVIN E YATES and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 7-6-90

Marvin E + Delca G Yates

GRANTOR'S NAME AND ADDRESS

Melvin B + Marjeanne Kendall
HC 33 Box 33 U.P.O. Box 183
Gary, OR 97625

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Inst Federal
340 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

A tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of the SW1/4 NW1/4 of said Section 21, bears South 88 degrees 50 1/2 minutes West a distance of 1888.80 feet distant and running thence North 88 degrees 50 1/2 minutes East a distance of 237.2 feet; thence South 0 degrees 10 minutes West to the North-easterly line of the U.S. Lateral C4 E1; thence along said canal line North 55 degrees 55 1/2 minutes West to an angle bend in said canal and thence North 6 degrees 45 minutes West 366.6 feet to the point of beginning.

Tax Acct. No.: 164 - 3909-021B0-00900 Key No.: 581668

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 9th day of January, 1990 personally appeared MARVIN E. YATES who, being duly sworn (or affirmed), did say that he is the attorney in fact for DECCA L. YATES and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Paul B. Chandler

(Signature)

7-6-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day of Jan. A.D., 19 90 at 3:27 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 541.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullendare