

OK

10087

Vol 190 Page 844

KNOW ALL MEN BY THESE PRESENTS, That KENNETH H. DUNCAN and  
EVELYN R. DUNCANto grantor paid by BEVERLY G. PRESCOTT, a single woman  
hereinafter called the grantor, for the consideration hereinafter stated,does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:A tract of land beginning at the Southeast corner of Lot 16 in Section 16,  
Township 41 South, Range 12 E.W.M., Klamath County Oregon, and running, thence  
North 600 feet; thence West 726 feet; thence South 600 feet; thence East 726  
feet to the point of beginning.LESS THE FOLLOWING: Beginning at the intersection of the South line of  
said Section 16 with the centerline of South Malin Highway, as the same is now  
located and constructed; thence North along said centerline a distance of 35.0  
feet and West a distance of 30.0 feet to the intersection of the West line of  
said Highway with the North right-of-way line of the U.S.B.R. No. 11-B-1-B  
Drain and the TRUE POINT OF BEGINNING of this description; thence West along  
the North line of said Drain a distance of 696.0 feet to a point; thence North  
a distance of 203.25 feet, more or less, to a East-West fence line; thence East  
along said fence line a distance of 380.0 feet, more or less, to a North-South  
fence line; thence South along said fence line a distance of 175.25 feet to a  
point 28.0 feet North of the North right-of-way line of said No. 11-B-1-B  
Drain; thence East along a fence line 316.0 feet, more or less, to the West  
line of said Highway; thence South along said West line a distance of 28.0  
feet, more or less, to the point of beginning. Said parcel containing 2.0  
acres, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances.and that grantor will warrant and forever defend the above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 11th day of January, 1990.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

KENNETH H. DUNCAN

EVELYN R. DUNCAN

STATE OF OREGON, County of Klamath ) ss.

January 11, 1990.

Personally appeared the above named

Kenneth H. Duncan and Evelyn R. Duncan.

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 12-19-92

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly Prescott c/o Dan Lacy

P.O. Box 254

Talent, Oregon 97540

NAME, ADDRESS, ZIP

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

Same As Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of Klamath }I certify that the within instrument  
was received for record on the 12th day  
of Jan., 1990, at  
10:40 o'clock A.M., and recorded  
in book/reel/volume No. M90  
on  
page 844 or as fee/file/instru-  
ment/microfilm/reception No. 10087,  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Dianne Muelendorp Deputy

Fee \$28.00