

10399

MTC 22928-D

WARRANTY DEED

Vol. 1990 Page 1376

KNOW ALL MEN BY THESE PRESENTS, That  
TURNSTONE, Inc., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_,

Robert H. Schock, 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 reverse legal description, made a part herein

"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 all those of record and those 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 \$ 40,000.00. ~~However, the actual consideration paid for this transfer includes other property or value given or promised which is the whole or part of the consideration (indicate which, if the sentence between the symbols, if not applicable, should be deleted as per ORS 93.019.)~~

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 15 day of January, 19 90; 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.

Turnstone, inc

by:

Robert Mullen, President

Donald J. Legget, Vice President

STATE OF OREGON, County of Klamath ) ss.

January 19, 19 90

Personally appeared Robert Mullen and Donald J. Legget, 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 Vice President/secretary of Turnstone, inc.

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:

Notary Public for Oregon

My commission expires: 6-16-92

(OFFICIAL SEAL)

STATE OF OREGON, )

County of ) ss.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires:

Turnstone

2250 Ranch RD

Ashland, OR 97520

GRANTOR'S NAME AND ADDRESS

Schock

11701 Tingle Ln

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Schock

above address

NAME, ADDRESS, ZIP

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

Schock

above address

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 \_\_\_\_\_ 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

MTC NO: 22928-D

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 14, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said SW1/4 of Section 14, which bears North 28 degrees 07' 05" West a distance of 1,500.00 feet and North 46 degrees 08' 22" East a distance of 950.0 feet from the Section corner common to Sections 14, 15, 22 and 23, said Township and Range; thence South 60 degrees 26' 26" East a distance of 1,310.41 feet to a point on the North line of the S1/2 SW1/4 of Section 14; thence North 89 degrees 17' 08" East along said North line a distance of 850.0 feet to a point which is 660 feet West of the Northeast corner of said S1/2 SW1/4; thence South 01 degrees 44' 37" East, parallel with the East line of the W1/2 of Section 14, a distance of 1,319.58 feet to the South line of Section 14; thence South 89 degrees 14' 34" West along said line a distance of 521.26 feet to a point; thence North 0 degrees 48' 40" West a distance of 411.75 feet to a point; thence North 46 degrees 36' 44" West a distance of 2070.0 feet, more or less, to a point on the West line of said Section 14; thence North along said West line to the point of beginning.

Tax Account No: 3809 01400 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day  
of 19th A.D., 19 90 at 4:44 o'clock P. M., and duly recorded in Vol. M90,  
of Deeds on Page 1376.  
Evelyn Biehn County Clerk  
By Pauline Muelendore

FEE \$33.00