

10460

MTC 22953

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That Donna J. Hammond and Hal R. Hendrickson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank M. Land and Kathleen M. Land, 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 attached

"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, apparent on the ground and common to the area

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 \$130,000.00. 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). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of Janaury, 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.

STATE OF OREGON,  
County of Klamath ss.  
Janaury 19, 19 90

Personally appeared the above named  
Donna J. Hammond and Hal R. Hendrickson

for the said Donna J. Hammond and Hal R. Hendrickson acknowledged the foregoing instrument as their voluntary act and deed.

Before me, Paul L. Morgado  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-31-91

Donna J. Hammond  
Hal R. Hendrickson by  
Donna J. Hammond Notary Public for Oregon  
STATE OF OREGON, County of Klamath ss.  
19 90

Personally appeared Donna J. Hammond and Hal R. Hendrickson and 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 Donna J. Hammond and Hal R. Hendrickson, 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:

Donna J. Hammond  
3932 Redondo Way  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Frank M. & Kathy M. Land  
404 Pine Grove  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 19th day of January, 19 90, at 10 o'clock AM, and recorded in book 1464 on page 1464 or as file/reel number 1464.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Paul L. Morgado Recording Officer  
Deputy



MTC NO: 22953

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 SE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW1/4 SE1/4 of said Section 8, said point being on the centerline of the County Road and being South 00 degrees 53' 30" West a distance of 199.25 feet from the iron pin marking the Northeast corner of the NW1/4 SE1/4 of said Section 8; thence South 00 degrees 53' 30" West along the centerline and the East line of said NW1/4 SE1/4, 277.60 feet; thence North 89 degrees 06' 30" West 30.00 feet to the Westerly right of way line of said County Road; thence continuing North 89 degrees 06' 30" West 198.37 feet; thence North 04 degrees 23' 00" East, generally along an existing fence, 228.02 feet; thence South 89 degrees 06' 30" East 184.48 feet to the Westerly right of way line of said County Road; thence continuing South 89 degrees 06' 30" East 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that area on the Easterly side being within said County Road right of way.

Tax Account No: 3910 00800 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Jan. A.D., 19 90 at 2:58 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 1464.

Evelyn Biehn - County Clerk

By Paula M. Miller

FEE \$33.00