

10651

MTC 22955-0

WARRANTY DEED

JACK T. BOWEN

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLOTTE McDONALD & MERRIE SCHROTT, not as tenants in common, but with the right of survivorship, 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 \$ 11,300.00.
~~However, the actual consideration may be stated in terms of property of value given or promised which is the whole or part of the consideration paid for this transfer, if not applicable, should be deleted.~~
~~Sec 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 22nd 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.

Jack T. Bowen
 Jack T. Bowen

STATE OF OREGON,)
 County of LINCOLN) ss.
JANUARY 22, 19 90.

Personally appeared the above named _____
JACK T. BOWEN

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:

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

Before me: W. L. Williams
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 4-21-93

JACK T. BOWEN

PO Box 505

DePoe Bay, OR 97341

GRANTOR'S NAME AND ADDRESS

CHARLOTTE McDONALD & MERRIE SCHROTT

4620 Sierra St.

Riverside, CA 92504

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLOTTE McDONALD & MERRIE SCHROTT

4620 Sierra St.

Riverside, CA 92504

NAME, ADDRESS, ZIP

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

CHARLOTTE McDONALD & MERRIE SCHROTT

4620 Sierra St.

Riverside, CA 92504

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.

Recording Officer

By _____ Deputy

"EXHIBIT A"

A portion of the SE1/4 NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1 degree 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast quarter of the Northeast quarter of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence South 89 degrees 32' 59" East 659.95 feet; thence North 1 degree 43' 00" East 331.40 feet; thence North 89 degrees 24' 56" West 663.70 feet to the one-sixteenth section line; thence South 1 degree 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

Tax Account No: 2310 036AO 00600

TOGETHER WITH:

A 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon which is 329.79 feet North 1 degree 04' 49" East along said East line from the 1/4 corner of said Section 36, thence North 89 degrees 32' 59" West 652.51 feet; thence North 1 degree 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of Jan. A.D. 19 90 at 9:52 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 1816.
Evelyn Biehn, County Clerk
By Daniel M. Miller

FEE \$33.00