

11064

WARRANTY DEED—STATUTORY FORM Vol. m90 Page 2521

INDIVIDUAL GRANTOR

HENRY A. PORTER

Grantor,

conveys and warrants to WINSTON R. STINSON and LAVONNE M. STINSON, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in CLATSOP County, Oregon, to-wit: SEE EXHIBIT A

KEY #'S 156011, 156020, 867235, 53373

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except those shown on the REVERSE SIDE IF ANY.

The true consideration for this conveyance is \$ 18,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 26th day of January, 1990

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.

Henry A. Porter
HENRY A. PORTER

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on

January 26th, 1990

HENRY A. PORTER

Quin E. Ray
Notary Public for Oregon

My commission expires 12-12-93

WARRANTY DEED

HENRY A. PORTER

WINSTON R. STINSON

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WINSTON R. STINSON

LAVONNE M. STINSON

9575 DATE ST.

FONTANA

CA 92335

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,

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 fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Covenants, conditions and restrictions as contained in Patent recorded in Volume 50, page 262, Deed Records of Klamath County, Oregon.

3. An easement created by instrument, subject to the terms and provisions thereof,

Dated: July 18, 1985

Recorded: July 23, 1985

Volume: M85, page 11642, Microfilm Records of Klamath County, Oregon

In favor of: Reserving unto grantor and his assigns the right of ingress and egress across this property as access to grantors adjacent property and any part thereof.

4. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

The true consideration for this conveyance is \$18,000.00 (Here comply with the requirements of ORS 92.030).

Date of this instrument: JANUARY 28, 1985

THIS INSTRUMENT WILL NOT ALLOW FOR THE PROPERTY BE SCHEDULED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

HENRY A. PORTER

STATE OF OREGON

I, County of Klamath, do hereby certify that the within instrument was received for record on the day of January, 1985, at 10:00 A.M., and recorded in book (roll) volume No. 11642, on page 11642, or as first/last instrument/microfilm/reception No. 11642, of Deeds of said county. Witness my hand and seal of County affixed.

By: Deputy

WARRANTY DEED	
GRANTOR	HENRY A. PORTER
GRANTEE	WINSTON B. STINSON
After recording return to:	
NAME	WINSTON B. STINSON
ADDRESS	13400 N. STINSON
CITY	9218 DATE ST.
STATE	FONTANA
NAME ADDRESS ZIP	
If a change is requested, call for instructions	
shall be sent to the following address:	
NAME ADDRESS ZIP	

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the existing Westerly right of way line of the Dalles-California Highway, said point being East 877.6 feet from the Northwest corner of said Section 31 to a metal stake at the West side of said highway; thence 364.5 feet in a Southerly direction and parallel to said highway; thence Westerly at right angles to said highway 220 feet to the point of beginning of this description; thence running Southerly parallel to said highway 100 feet; thence Westerly at right angles to said highway 100 feet; thence Northerly parallel to said highway 100 feet; thence Easterly at right angles to said highway to the point of beginning.

Tax Account No: 2409 031BB 02600

A portion of the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point on the existing Westerly right of way line of the Dalles California Highway, said point being East 877.6 feet from the Northwest corner of said Section 31 to a metal stake at the West side of Highway 97; thence 364.5 feet in a Southerly direction and parallel to said highway; thence Westerly at right angles to said highway 120 feet to a point of beginning of this description; thence running Southerly parallel to Highway 97, 100 feet; thence Northerly parallel to said highway 100 feet; thence Easterly at right angles to said highway 100 feet to place of beginning.

Tax Account No: 2409 031BB 02500

A parcel of land, situated on the West side of U.S. Highway 97 in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at a point, a 2 1/2" brass-capped steel pipe set at the intersection of the North line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89 degrees 04' 28" West 847.46 feet; thence along the NW Line of said U.S. Highway 97, South 25 degrees 16' 43" West 303.09 feet to the point of beginning; thence continuing along said NW Line of U.S. Highway 97, South 25 degrees 16' 43" West 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97, North 64 degrees 43' 17" West 280.00 feet to a point; thence along a line parallel with U.S. Highway 97, North 25 degrees 16' 43" East 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97 and with the original, South 64 degrees 43' 17" East 280.00 feet to the point of beginning.

Tax Account No: 2409 031BB 03301

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of Feb. A.D. 19 90 at 11:20 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 2521

FEE \$38.00

Evelyn Biehn
By Pauline Mullenders County Clerk