

11606

MTC 22941 P

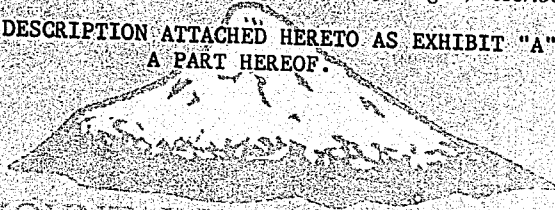
WARRANTY DEED

Vol. m90 Page 3407

KNOW ALL MEN BY THESE PRESENTS, That MARCIA J. FORSYTHE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEROY D. SPIKER, JR. & MELODEE A. SPIKER, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.



MOUNTAIN TITLE COMPANY

"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 \$ 135,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and is indicated by the sentence between the brackets of this instrument which is as follows: (See QRS 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 21st day of February, 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.

Marcia J. Forsythe  
Marcia J. Forsythe

STATE OF OREGON,  
County of Klamath )  
2/21, 1990 ss.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named Marcia J. Forsythe

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,

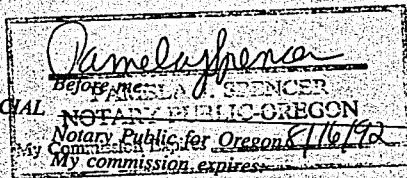
and acknowledged the foregoing instrument to be her voluntary act and deed.

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)

(OFFICIAL SEAL)



Notary Public for Oregon  
My commission expires:

Marcia J. Forsythe  
C/O 2180 Old Midland Rd  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

LeRoy D. Spiker Jr. & Melodee A. Spiker  
2180 Old Midland Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
LeRoy D. Spiker, Jr. & Melodee A. Spiker  
2180 Old Midland Rd.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
LeRoy D. Spiker, Jr. & Melodee A. Spiker  
2180 Old Midland Rd.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

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.

SPACE RESERVED  
FOR  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Government Lot 2, Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Government Lot 2 from which the Northeast corner of said Section 4 bears North 89 degrees 57' 30" East 1326.07 feet; thence from said point of beginning South 00 degrees 46' 30" East along the Easterly line of said Government Lot 2, 1314.28 feet to the Southeast corner of said Government Lot 2; thence South 89 degrees 35' 00" West along the Southerly line of said Government Lot 2, 331.17 feet; thence leaving said South line of Government Lot 2, North 00 degrees 46' 30" West parallel to the Easterly line of said Government Lot 2, 1316.44 feet to a point on the Northerly line of said Section 4; thence North 89 degrees 57' 30" East along the Northerly line of said Section 4, 331.18 feet to the point of beginning.

Subject to a right of way over the Northerly 30 feet for Midland Road.

Tax Account No: 4009 00400 00300  
4009 00400 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Feb. A.D., 19 90 at 10:52 o'clock A M., and duly recorded in Vol. M90,  
of Deeds on Page 3407.

Evelyn Biehn County Clerk

By Pauline Muelandore

FEE \$33.00