

11805

WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS That JAMES F. SHERIDAN, JR. and SANDRA M. SHERIDAN, husband and wife

Vol. m90 Page 3761

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH A. BURTON and CATHERINE L. BURTON, husband and wife, all national citizens, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 all those of record and those 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 \$ 65,000.00

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 23rd day of February, 1990, order of its board of directors.



STATE OF CALIFORNIA, County of SACRAMENTO, February 23, 1990 ss.

Personally appeared the above named James F. Sheridan Jr. Sandra M. Sheridan

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

Before me: Roxanna L. Hechtman (OFFICIAL SEAL) Notary Public for Oregon California My commission expires: 11-11-91

James F. Sheridan Jr. James F. Sheridan Jr.

Sandra M. Sheridan Sandra M. Sheridan STATE OF OREGON, County of ss.

Personally appeared 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

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: (OFFICIAL SEAL)

James & Sandra Sheridan 6113 Renneth Oak Way Fair Oaks, CA 95628

Ralph & Catherine Burton 1819 Dawn Ct 6407 Harvey Klamath Falls, OR 97603

Ralph & Catherine Burton 6407 Harvey Klamath Falls, OR 97603

Ralph & Catherine Burton 6407 Harvey Klamath Falls, OR 97603

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.

By Recording Officer Deputy

A parcel of land situated in the NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 16' West a distance of 17.79 feet from the Northeast corner of FIRST ADDITION TO HOYINA according to the duly recorded plat of said subdivision; thence North 00 degrees 16' West a distance of 65.53 feet; thence North 89 degrees 44' East a distance of 120.00 feet; thence South 42 degrees 08' East a distance of 67.97 feet; thence South 47 degrees 52' West a distance of 125.00 feet; thence North 42 degrees 08' West a distance of 10.00 feet; thence Northwest on the arc of a 130.00 foot radius curve to the left a distance of 58.17 feet to the point of reverse curve (L.C. bears North 54 degrees 57' 06" West 57.68 feet); thence Northwest on the arc of a 30.00 foot radius curve (L.C. bears North 34 degrees 01' 06" West- 33.33 feet) to the right a distance of 35.34 feet to the point of beginning.

Tax Account No: 3809 036CA 04700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day  
of Feb. A.D. 19 90 at 9:02 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 3761  
By Evelyn Biehn County Clerk  
Dorlene Mueller

FEE \$33.00