

12118

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary M. & Marion L. Strong

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Jerry & Barbara Huckins

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, T36S R13E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the southerly right of way line of Highway 140 from which the Northwest Corner of said Section 20 bears N71°27'32"W, 1228.33 feet; thence S00°29'31"W parallel with and 165 feet west, when measured at right angles, of the East Line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence N00°29'31"E, 383.08 feet more or less, to a point on said southerly right of way line; thence northeasterly on said southerly right of line on a curve to the right, 206 feet more or less to the point of beginning containing 1.54 acres.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

(If the drain field needs replaced, it will have to be relocated.

At the present time it appears to be draining onto the adjacent property.)

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 \$ 987.14

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 2nd day of March, 1990; 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.

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.

STATE OF OREGON,

County of Klamath

March 2, 19 90.

STATE OF OREGON, County of) ss.

Personally appeared

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

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:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
* * GARY M. STRONG AND MARION L. STRONG * * * * *

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

Before me,
(OFFICIAL SEAL) Evelyn Biehn
Notary Public for Oregon
My commission expires: 7-9-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of March, 1990, at 1:24 o'clock PM., and recorded in book/reel/volume No. M90 on page 4316 or as fee/file/instrument/microfilm/reception No. 12118

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$28.00

By Pauline Mueller, Deputy