

12367

MR 22324-13

WARRANTY DEED

GENE R. GUPTIL

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE W. STRICKLAND and NITA L. STRICKLAND, husband and wife, 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:

See attached Exhibit "A"

RESERVING unto GENE R. GUPTIL, the Grantor, a life estate in said property.

"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 a fee title to the property should check with the appropriate city or county planning department to verify approved uses."

(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

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 \$ 28,000.00. 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 18 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.

GENE R. GUPTIL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.Personally appeared the above named GENE R. GUPTIL

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

(OFFICIAL SEAL)

Pamela A. Spencer
PAMELA A. SPENCER
NOTARY PUBLIC FOR OREGON
My Commission Expires 8/16/92

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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 _____

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: _____

GENE R. GUPTIL

Route 3 Box 336

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joe W. and Nita L. Strickland

P. O. Box 10

Tupman, CA 93276

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joe W & Nita L. Strickland
(Same address as above)

NAME, ADDRESS, ZIP

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

Joe W & Nita L. Strickland
(Same address as above)

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the Northwestern right-of-way line of the Klamath Falls-Ashland Highway at the Southeast corner of the above described property from which the One-Quarter corner common to Sections 28 and 33 bears South 62 degrees 36' 15" West, 234.43 feet, along said Highway right-of-way, to a 5/8" iron rod, and North 86 degrees 28' 26" West, 183.89 feet; thence from said point of beginning, North 00 degrees 06' 42" West 322.90 feet to a 1/2" iron rod; thence North 84 degrees 00' 36" West, 171.14 feet to a 1/2" iron rod; thence South 2 degrees 44' 11" East, 40.64 feet to a 1/2" iron rod; thence South 76 degrees 20' 02" East, 80.72 feet to a 1/2" iron rod; thence South 1 degree 16' 58" East, 42.00 feet to a 1/2" iron rod; thence South 52 degrees 17' 32" East, 77.55 feet to a 1/2" iron rod; thence South 0 degrees 11' 49" West, 206.67 feet to a 1/2" iron rod on the Northwestern right-of-way line of the above described highway; thence North 62 degrees 36' 15" East, 32.55 feet, along said right-of-way line, to the place of beginning.

Tax Account No: 3908 02800 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of March A.D., 19 90 at 9:21 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 4775.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullendore