

12456

WARRANTY DEED

Vol. magd Page 4939

KNOW ALL MEN BY THESE PRESENTS, That
Virgil Rasdal

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Sandra R. Waters & Ernest J. L. Waters, as tenants by the entirety, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Reverse made a part herein

"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 to the land as of the date of this
deed.

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 \$ 18,000.00

~~Handwritten text and crossed-out lines~~

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 15 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.

Virgil Rasdal

STATE OF OREGON,
County of Klamath) ss.
March 13, 1990

Personally appeared the above named
Virgil Rasdal

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

Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of) ss.
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Personally appeared 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 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:

Virgil Rasdal
2408 Homedale Rd
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Sandra R. Waters & Ernest J. L. Waters
1042 Long Acre Ln 1042 Long Acre Ln
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Sandra R. Waters & Ernest J. L. Waters
1042 Long Acre Ln 1042 Long Acre Ln
Klamath Falls, OR 97601
NAME, ADDRESS
Until a charge is requested all tax and interest shall be sent to the following address:
Sandra R. Waters & Ernest J. L. Waters
1042 Long Acre Ln 1042 Long Acre Ln
Klamath Falls, OR 97601
NAME, ADDRESS

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.

Recording Officer
By Deputy

MTC No: 23205-D

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point which bears North 24 degrees 52' West a distance of 39 feet from the iron pin which marks the quarter section corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 09' West a distance of 82.2 feet to a point; thence North 0 degrees 55' East distance of 505.6 feet to a point; thence North 59 degrees 53' East distance of 95.9 feet to a point; thence South 0 degrees 55' West a distance of 555 feet, more or less, to the point of beginning, said tract being situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809 007C0 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of March A.D., 19 90 at 3:28 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 4939.
Evelyn Biehn, County Clerk
By Quinn Mullins

FEE \$33.00