

12686

MTC 13143-K

WARRANTY DEED

Vol. 1990 Page 5344

KNOW ALL MEN BY THESE PRESENTS, That GEORGIA MARIE MARSHALL, Trustee of the Georgia Marie Marshall 1989 Trust dated August 17, 1989 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK V. FULLER

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

SUBJECT TO: Real Property Taxes, a lien due and payable, Original Amount \$1,032.44 and balance due \$688.29, plus interest, if any, Account #3407-03100-01600, Key #196898, which the above named Grantor hereby agrees to assume and pay in full.

"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 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 \$50,000.00

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 20th day of March, 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.

GEORGIA MARIE MARSHALL 1989 TRUST dated 8/17/89

STATE OF OREGON, CALIFORNIA)
County of Marin ss.
March 20, 19 90

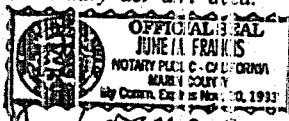
X By: Georgia Marie Marshall, Trustee
GEORGIA MARIE MARSHALL, Trustee
STATE OF OREGON, County of Marin ss.
March 20, 19 90
Personally appeared Georgia Marie Marshall and

Personally appeared the above named GEORGIA MARIE MARSHALL, Trustee of the GEORGIA MARIE MARSHALL 1989 TRUST dated August 17, 1989

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 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: June M. Francis
(OFFICIAL SEAL) Notary Public for Oregon California
My commission expires: Nov. 30, 1993

Before me: June M. Francis
(OFFICIAL SEAL) Notary Public for Oregon California
My commission expires:

GEORGIA MARIE MARSHALL, Trustee	
130 Laurel Grove Avenue	
Kentfield, CA 94904	
GRANTOR'S NAME AND ADDRESS	
FRANK V. FULLER	
P.O. Box 4	
Tahama, CA 96090	
GRANTEE'S NAME AND ADDRESS	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
SAME AS GRANTEE	
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.	
Recording Officer	
Deputy	

A piece or parcel of land situate in the Southeast quarter of the Northwest quarter (SE1/4 NW1/4) of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of Wood River and being more particularly described as follows:

Beginning at a 5/8" iron pin on the East-West centerline of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, and in the West right-of-way fence line of State Highway #422, as the same is presently located and constructed from which the scribed stone marking the East quarter section corner of said Section 31 bears South 89 degrees 34' 15" East 3,413.95 feet distant; thence North 0 degrees 28' 15" West along said Westerly Highway right-of-way fence 210.02 feet to the true point of beginning; thence North 89 degrees 34' 15" West 275.80 feet to an iron pin reference monument; thence North 89 degrees 34' 15" West 32.05 feet to a point; thence North 2 degrees 39' 15" West 219.43 feet to a point; thence South 89 degrees 34' 15" East 32.05 feet to an iron pin reference monument; thence South 89 degrees 34' 15" East 267.95 feet to an iron pin in said Westerly Highway right-of-way fence; thence South 4 degrees 42' East along said Westerly Highway right-of-way fence 220.0 feet more or less to the true point of beginning.

Tax Account No: 3407 03100 01600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day of March A.D., 19 90 at 4:10 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 5344.

FHE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullender