

OK

14502

WARRANTY DEED

Vol. m90 Page. 8590KNOW ALL MEN BY THESE PRESENTS, That LeRoy J. Lueck and Carolyn E. Lueck

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

Scott B. Ankeny and Debra J. Ankeny, 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:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence North along the West line of said Section 25 a distance of 527.23 feet to the TRUE POINT OF BEGINNING, thence continuing North along said section line 131.21 feet; thence East parallel with the South line of the said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25, a distance of 334.57 feet more or less to the East line of the West half of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25; thence South along the said East line of the West half of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25, a distance of 131.22 feet; thence West parallel with the South line of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25, 334.52 feet more or less to the TRUE POINT OF BEGINNING in Klamath County, Oregon. Except the East 15.0 feet for road purposes.

(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 \$ 5,000.00.

① 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). ② (The sentence between the symbols ①, 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        day of       , 19       ; 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 Lane ) ss.  
April 9, 19 90.

STATE OF OREGON, County of        ) ss.  
      , 19       .

Personally appeared        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

      , 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)

Personally appeared the above named LeRoy J. Lueck and Carolyn E. Lueck

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

Before me: Dorothy G. Vogel

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 04-10-91

Notary Public for Oregon

My commission expires:       

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Scott B. Ankeny and Debra J. Ankeny  
30634 Hayes Lane  
Junction City, Oregon 97448  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of May, 19 90, at 9:59 o'clock AM, and recorded in book/reel/volume No. M90 on page 8590 or as fee/file/instrument/microfilm/reception No. 14502, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.  
NAME TITLE

Fee \$28.00

By Dorothy G. Vogel, Notary Public Deputy

90 MAY 7 AM 9 59

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