

15744

WARRANTY DEED
(Statutory Form)

Vol. M90 Page 10810

GRANTOR: DAVID B. PINKLEY and DEBORAH E. PINKLEY, formerly Deborah E. Miller,
Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: MONTE C. PORTER and SUSAN L. PORTER, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
PER THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Tax Account #2310-02700-00500

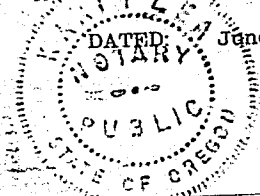
SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservation of 1/2 interest in all of the mineral, oil and gas rights, subject to the terms and provisions thereof, dated July 8, 1954 and recorded July 22, 1954 in Volume 268, Page 209, Klamath County Records.
3. A 30' road easement along the South side, as set forth in Deed dated June 29, 1974 and recorded July 17, 1974 in Volume M74, Page 8720, Microfilm Records of Klamath County, Oregon.
4. Lack of insurable access to and from 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 fee title to the property should check with appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 35,000.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.



GRANTOR:

X David B. Pinkley
David B. Pinkley
X Deborah E. Pinkley
Deborah E. Pinkley, formerly Deborah E. Miller

Until a change is requested, all tax statements shall be sent to the following address:
GRANTEE AT: General Delivery, LaPine, Oregon 97739

STATE OF OREGON, County of Deschutes ss.
Date: June 1, 1990
Personally appeared the above named David B. Pinkley and Deborah E. Pinkley, formerly Deborah E. Miller and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 05/05/92

State of Oregon, County of Deschutes ss.
Date:

Personally appeared _____, who being sworn, stated that he is the _____ of grantor corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

PINKLEY TO PORTER

AFTER RECORDING RETURN TO
KEY TITLE COMPANY
#27-15299K
P.O. Box 6178
Bend, OR 97708

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Deschutes 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 _____.
Witness my hand and seal of County affixed.

COUNTY CLERK

By _____ DEPUTY.

10811

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the W1/2 SE1/4 of said Section 27; thence North 89 degrees 55' 42" East 683.09 feet to the True Point of Beginning of this description; thence North 89 degrees 55' 42" East 636.09 feet; thence South 00 degrees 21' 21" East 672.94 feet; thence West 640.27 feet; thence North 672.17 feet to the true point of beginning.

EXCEPTING THEREFROM a tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the W1/2 SE1/4 of said Section 27; thence North 89 degrees 55' 42" East 683.09 feet to the true point of beginning of this description; thence North 89 degrees 55' 42" East 318.05 feet; thence South approximately 672.55 feet to a point 320.13 feet West of the East line of said W1/2 SE1/4 Section 27; thence West 320.14 feet; thence North 672.17 feet to the true point of beginning.

Tax Account No: 2310 02700 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of June A.D., 19 90 at 1:59 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 10810.

FEE \$33.00

Evelyn Biehn, County Clerk

By Douglas Muelendore