

15881

WMC 23612-D

WARRANTY DEED

Vol. m90 Page 11067

KNOW ALL MEN BY THESE PRESENTS, That
 Charles R. Hampton & Linda L. Hampton, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
 The Amos Vern Venable Testamentary Trust
 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 attached for legal description made a part herein

***Davis and Phyllis Davis, recorded
 May 11, 1984 in Volume M84, Page 7873, which the herein grantees assume and
 agree to pay.

"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 those
 items listed as exceptions #1,2,3,4,5,6,7,8,9,10, 11,12,13, as shown in Mountain title
 Company preliminary title report #23612-D dated 5/8/90 and those apparent to ** and that
 the land as of the date of this deed. Subject to Trust Deed in favor of Mosley** 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 \$ 115,000.00

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 7 day of June, 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.

Charles R. Hampton
 Charles R. Hampton

Linda L. Hampton
 Linda L. Hampton

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

STATE OF OREGON, _____)
 County of Klamath) ss.
 June 7, 19 90

Personally appeared the above named
Charles R. Hampton & Linda L. Hampton

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

(OFFICIAL SEAL) Barlene J. Tucker
 Notary Public for Oregon
 My commission expires: 6-16-92

Before me:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

Hampton
40 Barbara Pointdexter
14741 S. Sixth Lot 15
Klamath Falls, OR 97601
 Venable Trust
 P.O. Box 3109
 San Jose, CA 95156

After recording return to:

Venable Trust
 above address

NAME, ADDRESS, ZIP

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

Venable Trust
 above address

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/roll number _____
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
 Deputy

MTC NO: 23612-D

EXHIBIT "A"
LEGAL DESCRIPTION

That parcel of land lying Southerly of the centerline of the easement recorded in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon, and the County Road of the following described property:

Commencing at the South 1/4 corner of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center section line 500.00 feet to the true point of beginning; thence North 89 degrees 59' 15" East 1052.12 feet to the centerline of the County Road; thence along the arc of a 954.93 foot radius curve to the left, 73.81 feet; thence North 14 degrees 58' 35" West 112.90 feet to the beginning of a curve to the left; thence along the arc of a 293.82 foot radius curve, 194.68 feet; thence North 52 degrees 56' 21" West, 43.61 feet; thence North, 463.00 feet; thence South 89 degrees 55' 40" West 868.16 feet to the North-South center section line; thence South 00 degrees 12' 47" East along the center section line, 827.99 feet to the point of beginning.

Tax Account No: 3911 V3200 01101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of June A.D., 19 90 at 4:33 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 11067.

Evelyn Biehn, County Clerk

FEE \$33.00

By Douglas Muelens