

OK

16946

WARRANTY DEED

Vol. m90 Page 12856

KNOW ALL MEN BY THESE PRESENTS, That B. Alan Vencill and Deborah Jean Vencill, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Michael Tuffs, 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:

See attached Exhibit "A"

(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 except those of record, apparent on the ground and common to the area

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 \$63,000.00. 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). (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 29th day of June, 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.

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.

B. Alan Vencill
Deborah Jean Vencill

STATE OF OREGON, County of Klamath, ss.
I, June 29, 1990.

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)

David D. Chandler
Notary Public for Oregon

My commission expires: 7-6-90

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

B. Alan & Deborah Jean Vencill
P.O. Box 1360
LaGrande, OR 97850
GRANTOR'S NAME AND ADDRESS
William Michael Tuffs
16323 Hillcrest
Leno OR 97627
GRANTEE'S NAME AND ADDRESS

After recording returns to:
Klamath First Federal
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same

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/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

45 2 44 67 MAP NR.

22881

DEEDS

DEEDS

12857

MTC NO: 23930

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 5, Block 6, TRACT 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 3 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 5, Block 6 said point being North 00 degrees 02' 50" West 442.50 feet from the Southwest corner of Lot 5, Block 6; thence North 00 degrees 02' 50" West 189.94 feet, more or less, along the West line of Lot 5, Block 6 to a 1/2" iron pin at the Northwest corner of Lot 5, Block 6, thence North 89 degrees 47' 25" East 345.00 feet along the North line of Lot 5, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 5, Block 6; thence South 00 degrees 02' 50" East 190.04 feet, more or less, along the East line of Lot 5, Block 6 to a point; thence South 89 degrees 48' 25" West 345.00 feet to the point of beginning.

Tax Account No: 4008 020B0 02200

12858

MTC NO: 23930

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 5, Block 6, TRACT 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 5, Block 6 said point being North 00 degrees 02' 50" West 442.50 feet from the Southwest corner of Lot 5, Block 6; thence North 00 degrees 02' 50" West 189.94 feet, more or less, along the West line of Lot 5, Block 6 to a 1/2" iron pin at the Northwest corner of Lot 5, Block 6, thence North 89 degrees 47' 25" East 345.00 feet along the North line of Lot 5, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 5, Block 6; thence South 00 degrees 02' 50" East 190.04 feet, more or less, along the East line of Lot 5, Block 6 to a point; thence South 89 degrees 48' 25" West 345.00 feet to the point of beginning.

Tax Account No: 4008 020B0 02200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 29th day
of June A.D., 19 90 at 2:54 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 12856.

FEE \$38.00

Evelyn Biehn . County Clerk
By Pauline Mulvender