

18018

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JACKQUELYN G. HATHORN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. KETCHUM and SHERI E. KETCHUM, husband and wife, 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

Subject to reservations, restrictions, and rights of way or record and those apparent upon the land.

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 \$14,217.31

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, 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 16th day of October, 1987; 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.

Jackquelyn G. Hathorn

STATE OF OREGON,

County of Klamath } ss.
October 16, 1987

Personally appeared the above named

Jackquelyn G. Hathorn

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-21-88

STATE OF OREGON, County of _____, 19____ ss.

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)

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:
Klamath Inst 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 as above.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

Description

The following described real property situated in Klamath County, Oregon.

A parcel of land situated in the NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the North line of said Section 1, from which the Northwest corner of said Section 1, bears N. 89°18'17" W. 1227.05 feet; thence S. 89°18'17" E. along said section line a distance of 430.0 feet to a 1/2 inch iron pin; thence South a distance of 410.0 feet; thence N. 89°18'17" W. a distance of 430.0 feet; thence N. 0°19'02" E. a distance of 410.0 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress 16 feet in width, being East of and adjacent to the Westerly boundary of the following described property:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 E.W.M., more particularly described as follows:

Beginning at a point which bears S. 89°18'17" E. a distance of 1227.05 feet and S. 0°19'02" W. a distance of 410.0 feet from the Northwest corner of said Section 1; thence S. 89°18'17" E. a distance of 50.0 feet; thence S. 0°19'02" W. a distance of 613.26 feet to a 1/2 inch iron pin on the centerline of an Old Wagon Road; thence S. 59°19'40" W. along said centerline a distance of 41.96 feet; thence S. 40°10'34" W. along said centerline a distance of 21.89 feet; thence N. 0°19'02" E. a distance of 651.99 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day
of July A.D., 19 90 at 10:48 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 14796.

Evelyn Biehn County Clerk

By Pauline Muelender

FEE \$33.00