

18315

WARRANTY DEED

MTC 24070 DT Vol. 290 Page 15291

KNOW ALL MEN BY THESE PRESENTS, That Gene M. Hankins and Claudia F. Hankins, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Willis E. Ouillette & Dianne C. Ouillette, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 Legal Description made a part herein

MOUNTAIN TITLE COMPANY

"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 all those of record and those apparent to the land as of the date of this deed.

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 \$ 25,000.00.
~~XXXXXX THE GRANTOR HEREBY CERTIFIES THAT THE PROPERTY IS VALUE FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT TO THE LAND AS OF THE DATE OF THIS DEED. THE GRANTOR'S REPRESENTATION OF THE VALUE OF THE PROPERTY IS NOT A GUARANTEE OF THE VALUE OF THE PROPERTY. THE GRANTOR'S REPRESENTATION OF THE VALUE OF THE PROPERTY IS NOT A GUARANTEE OF THE VALUE OF THE PROPERTY. THE GRANTOR'S REPRESENTATION OF THE VALUE OF THE PROPERTY IS NOT A GUARANTEE OF THE VALUE OF THE PROPERTY.~~

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 31st day of July, 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.

STATE OF OREGON,)
 County of Klamath) ss.
 July 31st, 19 90

Gene M. Hankins
 Gene M. Hankins

Claudia F. Hankins
 Claudia F. Hankins

Personally appeared the above named _____

Gene M. Hankins and Claudia F. Hankins

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

Before me: [Signature]
 Notary Public for Oregon
 My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

Hankins
 6512 Appalossa Ct
 Klamath falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Ouillette
 11311 Bowles Ave
 Garden Grove, CA 92641
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Ouillette
 11311 Bowles Ave
 Garden Grove, 92641
 NAME, ADDRESS, ZIP

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

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 _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

MTC NO: 24070-DT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" West 207.42 feet; thence South 07 degrees 34' 59" West 2.17 feet to a 5/8 inch iron pin on the West bank of Lost River and on the true point of beginning of this description; thence South 07 degrees 34' 59" West along said West bank 291.75 feet to a 5/8 inch iron pin; thence West 694.31 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence North 15 degrees 20' 44" West along said East line 299.89 feet to a 5/8 inch iron pin; thence East 812.17 feet to the true point of beginning.

Tax Account No: 3911 01900 00500

PARCEL 2:

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West 1109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" West 207.42 feet; thence South 07 degrees 34' 59" West 293.92 feet to a 5/8 inch iron pin on the West bank of Lost River and the true point of beginning of this description; thence South 07 degrees 34' 59" West along said West bank 52.47 feet to a 5/8 inch iron pin; thence South 06 degrees 34' 14" East along said West bank 282.07 feet; thence West 631.66 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence Northwesterly along said East line and the arc of a curve to the left (central angle= 03 degrees 10' 52" and radius= 1980 feet) 109.93 feet to a 5/8 inch iron pin; thence North 15 degrees 20' 44" West along said East line 233.81 feet to a 5/8 inch iron pin; thence East 694.31 feet to the true point of beginning of this description.

Tax Account No: 3911 01900 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of July A.D., 19 90 at 4:14 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 15291.
Evelyn Biehn - County Clerk
By Pauline Mullendore

FEE \$33.00