

18630

WARRANTY DEED

MTC Vol. m92 Page 15914
23476 DT

KNOW ALL MEN BY THESE PRESENTS, That
Robert A. Knutson and Teresa J. Knutson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
STEPHEN E. TILLSON AND D. ARACELY TILLSON, 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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A ATTACHED

(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 and apparent upon the land, if any, as of the date of this deed,

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 \$3,000.00
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,500.00

However, the above consideration does not include the property described in the deed which is
the whole consideration for the deed. The property described in the deed is 0.95 23 000
part of the

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 5th day of January, 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 DE-
SCRIBED 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.

STATE OF OREGON, Nevada } ss.
County of Elko
January 5, 1990

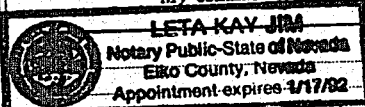
Personally appeared the above named
Robert A. Knutson and Teresa J.
Knutson, husband and wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Leta Kay Jim Nevada
Notary Public for Oregon
My commission expires: 1-17-92

STATE OF OREGON, County of) ss.
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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 be-
half 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)



Robert A. & Teresa J.
Knutson
c/o Associates Reo.
1325 G. St. NW Suite 600
Washington, DC 20005

GRANTOR'S NAME AND ADDRESS
Tillson
8221 Highway 66
Klamath Falls, OR 97603

After recording return to:
Tillson
above address

NAME, ADDRESS, ZIP

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

US Bancorp
P.O. Box 1107
Medford, OR 97501
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19
at o'clock M., and recorded
in book/seal/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway, 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40 degrees 00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 150 feet to the point of beginning.

Tax Account No.: 3908 023B0 01900

PARCEL 2:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highways, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40 degrees 00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.

Tax Account No.: 3908 023B0 01800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of Aug. A.D., 19 90 at 3:02 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 15914.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullendore