

18700

MTC #24158-DN

WARRANTY DEED

Vol. 290 Page 16019

KNOW ALL MEN BY THESE PRESENTS, That

James L. Reed and Patricia G. Reed, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dorothy King, a single woman, 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 LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00
 (The sentence between the symbols, if not applicable, should be deleted.)

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 9th day of August, 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.

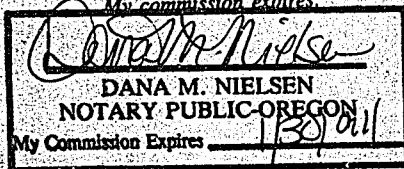
STATE OF OREGON,
 County of Klamath ss.
August 9, 19 90

Personally appeared the above named
James L. Reed
Patricia G. Reed

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

Before me:

Notary Public for Oregon
 My commission expires:



James L. Reed & Patricia G. Reed
310 Pacific Terrace
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Dorothy King
5725 Denver Street
Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Attest recording return to:
Dorothy King
5725 Denver Street
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

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

Dorothy King
5725 Denver Street
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

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:

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

By _____ Recording Officer
 _____ Deputy

MTC NO: 24158-DN

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 15 in Block 2 of Resubdivision of Blocks 2B and 3, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West 107 feet as conveyed by Deed recorded October 5, 1964 in Volume 356, page 513, Deed Records of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 16 in Block 2 of the Subdivision of Blocks 2B and 3 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which is more particularly described as follows:

Beginning at a point on the South line of Lot 16 of the Subdivision of Blocks 2B and 3 of HOMEDALE, Klamath County, Oregon, 2.50 feet East of the Southwest corner of said Lot 16; thence West 2.50 feet to the Southwest corner of said Lot 16; thence North 2 degrees 55' East along the Easterly line of said Lot 16, 113.18 feet; thence South 1 degree 15' 53" West 113.08 feet more or less to the point of beginning.

Tax Account No: 3909 011AD 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Aug. A.D., 19 90 at 3:08 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 16019.
Evelyn Biehn County Clerk
By Pauline Mullendore

FEE \$33.00