

OK

18836

WARRANTY DEED

Vol. mgd Page 16213



KNOW ALL MEN BY THESE PRESENTS, That Dewey Clinton and Helen M. Clinton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald C. Dame and Janice L. Dame, 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 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 \$93,800.00.

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 25th day of July, 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.

Dewey Clinton  
Dewey Clinton

Helen M. Clinton  
Helen M. Clinton

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of \_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON,

County of Klamath  
July 25, 19 90

Personally appeared the above named  
Dewey Clinton and Helen M. Clinton

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

(OFFICIAL SEAL)

Glenn L. Morgado  
Notary Public for Oregon  
My commission expires: 8-31-91

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Dewey Clinton and Helen M. Clinton  
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Gerald C. Dame and Janice L. Dame  
13015 Highway 39  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, OR 97603

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/file/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

90 AUG 13 PM 3 09

MTC NO: 24052

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00 degrees 12' 30" East a distance of 1065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89 degrees 54' 30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89 degrees 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 54' 30" East a distance of 3.00 feet to the centerline of an existing irrigation ditch; thence South 01 degrees 50' 48" West along the centerline of said ditch a distance of 408.69 feet; thence North 89 degrees 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 54' 30" West a distance of 957.88 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89 degrees 54' 30" West a distance of 26.70 feet to the West line of said Section 7; thence North 00 degrees 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its Department of Transportation dated January 21, 1988 and recorded February 22, 1988 in Volume M88, page 2455, Microfilm Records of Klamath County, Oregon and re-recorded March 4, 1988 in Volume M88, page 3085, Microfilm Records of Klamath County, Oregon.

Tax Account No: 4010 00700 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of Aug. A.D., 19 90 at 3:09 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 16213.

FEE \$33.00

Evelyn Biehn County Clerk

By Auline Mullins