

19557

MC 2412-K

WARRANTY DEED

Vol. m90 Page 17459

KNOW ALL MEN BY THESE PRESENTS, That DARLENE J. TUCKER and SHARRON L. ALLMAN, not as tenants in common, but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA MARKEN and PATRICK J. SCHNEIDER, as tenants in common, each as to an undivided 1/2 interest, 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 OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed, recorded September 22, 1989, in Volume M89, page 17952, Microfilm Records of Klamath County, Oregon, in favor of Lillian Stewart, as Beneficiary, which the Grantees named above do not agree to assume nor pay and the Grantor named above agrees to hold Grantees harmless therefrom.

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 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 \$ 25,500.00.
~~However, the actual consideration consists of or includes other property or promise which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, is to 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 30th 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 30, 19 90.

Darlene J. Tucker
DARLENE J. TUCKER

Sharron L. Allman by
Darlene J. Tucker as attorney-in-fact for
Sharron L. Allman

Personally appeared the above named DARLENE J. TUCKER for herself and as attorney-in-fact for SHARRON L. ALLMAN

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

Before me: Christie L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

DARLENE J. TUCKER & SHARRON L. ALLMAN
P.O. Box 594
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

PATRICIA MARKEN & PATRICK J. SCHNEIDER
c/o TARA ENTERPRISES, 18971 Sonoma Hwy.
Sonoma, CA 95476
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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: 24112-K

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 6 and a strip of land off the West side of Lot 7 in Block 45 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning on the Easterly side of Sixth Street at a point 30 feet Northwesternly from the corner of Washington Street and Sixth Street; thence Northeasterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly side of said Lot 6, and thence continuing on the same course 7.3 feet into Lot 7; thence Northwesternly and parallel with Sixth Street 80 feet to the alley; thence Southwesterly along the Southerly line of said alley 7.3 feet; thence Southeasterly along the Easterly line of Lot 6, 50 feet; thence Southwesterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly line of Sixth Street; thence Southeasterly along said line of Sixth Street 30 feet, more or less, to the point of beginning.

ALSO a portion of Lot 6 and 7 in Block 45, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at most Southerly corner of Lot 6, Block 45, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Washington Street 59.4 feet; thence Northwesternly and parallel to Sixth Street, 30 feet; thence Southwesterly and parallel to Washington Street 59.4 feet; thence Southeasterly along Sixth Street 30 feet to point of beginning.

Tax Account No: 3809 032AB 08400
3809 032AB 08500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Aug. A.D., 19 90 at 4:10 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 17459.

FEE \$33.00

Evelyn Biehn, County Clerk

By Robert Mueller