

20364

WARRANTY DEED

Vol. m90 Page 18864

KNOW ALL MEN BY THESE PRESENTS, That

Bruce E. Sconce

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Sconce, 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 exhibit "A" attached hereto and made a part hereof as if fully written herein.

(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 now of record.

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 \$ 0.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols^①, 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 24 day of August, 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.

STATE OF OREGON,

County of DouglasAugust 24, 1990.

Personally appeared the above named

Bruce E. Sconce

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-15-93

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____.

_____ 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 behalf 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)

Bruce E. Sconce

GRANTOR'S NAME AND ADDRESS

Robert E Sconce

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. Sconce

443 Ballif St.

Roseburg, Oregon 97470

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ronald Neet, Jr.

2282 Devoss Street

Eugene OR 97402

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

EXHIBIT "A"

A parcel of land situated in the W 1/2 W 1/2 of the NW 1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Beginning at a 5/8" iron pin marking the N.E. corner of the W 1/2 W 1/2 NW 1/4 of said Section 28, thence from said point of beginning South 00 degrees 02' 47" West along the East line of the said W 1/2 W 1/2 NW 1/4 1328.06 feet to a 5/8" iron pin, thence South 89 degrees 50' 37" West 328.88 feet to a 5/8" iron pin, thence North 1328.06 feet to a 5/8" iron pin on the north line of the NW 1/4, thence North 89 degrees 50' 37" East along the North line of the said NW 1/4 329.95 feet to the point of beginning containing 10 acres more or less.

TA #3107 02800 00400

Together with: an easement for ingress and egress 30.00 feet in width more particularly described as follows:
The Northerly 30.00 feet to the W 1/2 W 1/2 NW 1/4 of said Section 28.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 20th day
of Sept. A.D., 19 90 at 9:44 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 18864.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulken