

21760

WARRANTY DEED

Vol. m90 Page 21262

KNOW ALL MEN BY THESE PRESENTS, That MARIE RAMA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH AND SYBIL FULK, husband and wife, hereinafter called the grantees, 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:

All that portion of the South one-half of the South one-half of the Southeast one-quarter of the Southeast one-quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as:

Beginning at the Southeast corner of said Section 3; thence North 1 degree 14' West along the centerline of the Summers Lane 330 feet to the point of beginning; thence South 89 degrees 26' West 568 feet; thence South 1 degree 14' East 75 feet; thence North 89 degrees 26' East 568 feet to the centerline of Summers Lane; thence North 1 degree 14' West 75 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM the right-of-way of Summers Lane.

SUBJECT TO: Reservations, restrictions, rights-of-way and easements of record referred to in that certain deed recorded in Volume M80 at Page 22671 of the Klamath County Deed Records.

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

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 a whole consideration (indicate which) 0 (The sentence between the symbols 0, 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 16th day of October, 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.

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.

X Marie Rama  
Marie Rama

STATE OF OREGON,  
County of Washington  
October 16th, 19 90

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

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 \_\_\_\_\_

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)

Personally appeared the above named

Marie Rama

and acknowledged the foregoing instrument to be voluntary (if deed).

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-6-93

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Marie Rama  
868 East Washington  
Hillsboro, Oregon 97123  
(GRANTOR'S NAME AND ADDRESS)

Ralph and Sybil Fulk  
2956 Summers Lane  
Klamath Falls, Oregon 97603  
(GRANTEE'S NAME AND ADDRESS)

Ralph and Sybil Fulk  
2956 Summers Lane  
Klamath Falls, Oregon 97603  
(NAME, ADDRESS, ZIP)

Witness in presence of and two witnesses are about to use in the following address.

Ralph and Sybil Fulk  
2956 Summers Lane  
Klamath Falls, Oregon 97603  
(NAME, ADDRESS, ZIP)

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Oct, 19 90, at 11:34 o'clock AM, and recorded in book/reel/volume No. M90 on page 21262 or as fee/file/instrument/microfilm/reception No. 21760, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$28.00

By Pauline Mullendore Deputy