

21970

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Cornelia M. Ekdahl hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George M. Farrell and Noel A. Farrell, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all 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 ATTACHED 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 as of the date of this deed 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 \$ 44,900.00. The said consideration is hereby acknowledged by the grantor and the grantee. (The sum of the consideration, 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 18th 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.

Cornelia M. Ekdahl  
Cornelia M. Ekdahl

STATE OF OREGON,  
County of Klamath

Personally appeared the above named Cornelia M. Ekdahl

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

Before me:

Notary Public for Oregon  
My commission expires:

STATE OF Florida, County of Lake ss.  
The foregoing instrument was acknowledged before me this 18th day of October, 19 90, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public, State of Florida  
My commission expires Feb. 6, 1994  
(Sealed Thru Tally Paid Insurance Inc. (SEAL))

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/roll number \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

Cornelia M. Ekdahl	
13210 Gibson Ave.	
Grand Island, HI 97235	
GRANTOR'S NAME AND ADDRESS	
George M. Farrell & Noel A. Farrell	
P.O. Box 1847	
Giggenville, NV 89410	
GRANTEE'S NAME AND ADDRESS	
BOTH AS GRANTEE	
NAME, ADDRESS, ZIP	
SINGLE AS GRANTEE	
NAME, ADDRESS, ZIP	

21492

MTC NO: 24525

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning 50 feet Westerly from the Northeast corner of Lot 1 of Block 41 of HOT SPRINGS ADDITION; thence Southerly at right angles to Auburn Street 100 feet; thence Westerly parallel to Auburn Street 50 feet; thence Northerly and at right angles to Auburn Street 100 feet; thence 50 feet Easterly along the South side of Auburn Street to the point of beginning, being a parcel of land 50 feet by 100 feet; central third of Lots 1 and 2 of Block 41 in HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

SAVING AND EXCEPTING THEREFROM the Westerly 3/10 feet of the Westerly 50 feet of the Easterly 100 feet of Lots 1 and 2 of Block 41 of HOT SPRINGS 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.

Tax Account No: 3809 028CD 08600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day  
of Oct. A.D., 19 99 at 3:31 o'clock P. M., and duly recorded in Vol. M90  
of Deeds on Page 21491.  
Evelyn Biehn, County Clerk  
By Raulen Mueller

FILE \$33.00