

21917 MIC 124420-N

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RALPH J. LOCKLEAR and BETTY W. LOCKLEAR,
as tenants by the entiretyhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEVERLEY
C. S. HARTE, hereinafter called
the grantees, 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:Beginning at a point 319.3 feet West and 165 feet South of the
Northeast corner of Lot 16, Section 6, Township 35 South, Range 7 East
of the Willamette Meridian, Klamath County, Oregon; thence South 165
feet; thence West 319.3 feet to East line of former Dalles-California
Highway; thence North along the East line of said Highway, 165 feet;
thence East 319.3 feet to the point of beginning.

Tax Account No. 3507, 006CA 04900

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 to the land as of the date of this deedand 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 \$ 50,000.00.
~~This instrument is not to be recorded in the public records of the State of Oregon until the grantor has received the proceeds of the sale of the property described in this instrument and the proceeds have been deposited in a bank or other depository to the credit of the grantee.~~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 10th 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.STATE OF OREGON,
County of Klamath) ss.
October 19, 19 90 .Ralph J. Locklear
Ralph J. Locklear
Betty W. Locklear
Betty W. Locklear

Personally appeared the above named _____

Ralph J. Locklear and
Betty W. Locklearand acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

A. May Miller
Notary Public for Oregon
My commission expires: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 _____ (SEAL)
My commission expires: _____Ralph J. and Betty W. Locklear
IC 30, Box 122
Chiloquin, OR 97624

GRANTEES NAME AND ADDRESS

Beverley C.S. HarteP. O. Box 712Orangevale, CA 95662

GRANTEES NAME AND ADDRESS

Beverley C.S. HarteP. O. Box 712Orangevale, CA 95662

NAME, ADDRESS, ZIP

Beverley C.S. HarteP. O. Box 712Orangevale, CA 95662

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KlamathI certify that the within instrument was
received for record on the 26th
day of Oct., 19 90 ,
at 2:21 o'clock P. M., and recorded
in book M90 on page 21616 or as
file/reel number 21917Record of Deeds of said county.
Witness my hand and seal of County
affixed.Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00