

21989

MTG #257

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Allen R. Grover

Vol. 99 Page 21739

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark E. Kelly 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:

SIX LEGAL DESCRIPTION ON REVERSE OF 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

lawfully seised in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE ADJACENT UPON THE LAND, IF ANY, 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 \$ 38,000.00

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, this grantor has executed this instrument this 29th day of October, 19 90;

at \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ss. The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: \_\_\_\_\_ (SEAL)

Notary Public for Oregon My commission expires: \_\_\_\_\_

Notary Public for Oregon My commission expires: \_\_\_\_\_

Notary Public for Oregon My commission expires: \_\_\_\_\_

Notary Public for Oregon My commission expires: \_\_\_\_\_

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Notary Public for Oregon My commission expires: \_\_\_\_\_

Notary Public for Oregon My commission expires: \_\_\_\_\_

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

Allen R. Grover	
c/o Klamath First Federal	
Mark E. Kelly	
Mark E. Kelly	
Klamath First Federal	66A
2941 South Sixth Street	
Klamath Falls, Oregon	97603
Mark E. Kelly	
Klamath First Federal	66A
2941 South Sixth Street	
Klamath Falls, Oregon	97603

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 filed/record number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

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

MTC NO: 24574

EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A Parcel of land lying within the bounds of that tract of real property recorded in Volume 222, page 301 of Deed Records of Klamath County, Oregon, described therein as being in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the Southwest corner of aforesaid tract of real property, which corner is described as being on the South boundary of Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence following along the bounds of said tract North 25 degrees 22' West, 761.0 feet to the Southerly right of way line of the Klamath Falls-Ashland Highway; thence along same North 67 degrees 02 1/2' East a distance of 418.0 feet; thence South 25 degrees 22' East parallel with the West boundary, a distance of 790.1 feet to the South boundary of said tract; thence along same South 55 degrees 41' West 246.2 feet and West 194.0 feet, more or less, to the point of beginning.

Subject to the right of way of the Keno Canal as disclosed by the Klamath County Assessors office.

## EXCEPT THEREFROM:

A parcel of land lying within the bounds of that tract of land recorded on Microfilm No. 67 at page 3540 of Deed Records of Klamath County Oregon, described therein as being located in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the most Southwesterly corner of above said tract of real property, which corner is described as being on the South boundary of aforesaid Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence North 25 degrees 22' West 761.00 feet along the West boundary of aforesaid tract of real property to the most Northwesterly corner thereof, being located on the Southerly right of way boundary of the Klamath Falls-Ashland Highway (Ore66) thence North 67 degrees 02 1/2' East along said tract of real property a distance of 418 feet being the true point of beginning of this description; thence South 25 degrees 22' East along the East boundary of said tract of real property a distance of 350.00 feet; thence South 67 degrees 02 1/2' West parallel with the aforesaid Southerly right of way of the Klamath Falls-Ashland Highway a distance of 252.00 feet; thence North 25 degrees 22' West 350.00 feet to a point on the aforesaid highway boundary distant of 252.00 feet from the true point of beginning; thence North 67 degrees 02 1/2' East 252.00 feet along the said boundary to the true point of beginning.

Tax Account No: 3908 028D0 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day of Oct. A.D. 19 90 at 3:29 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 21739.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. Mullenbach