

22604

MTC 24502

WARRANTY DEED

Vol. M90 Page 22766

KNOW ALL MEN BY THESE PRESENTS, That

Orin G. Kirk

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur L. Von Dollen, Trustee of The Von Dollen Family Trust, hereinafter called 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:

That portion of Government Lot 20 lying West of the Westerly right of way line of the existing highway of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Klamath County Tax Account #3507-029C0-00300.

"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

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 \$ 20,000.00. However, the actual consideration consists of ~~the grantor's other property or value given or promised which is the whole part of the consideration and date which.~~ (The sentence between the symbols, if not applicable, should be deleted See ORS 93.030) XXXXX

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 14th day of November, 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.
November 14, 19 90.

Personally appeared the above named
Orin G. Kirk JK

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

Before me: Kristen J. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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 _____ (SEAL)
My commission expires: _____

Orin G. Kirk
P.O. Box 313
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
Arthur L. Von Dollen, Trustee &
St. Rt. Box 4430
San Miguel, CA 93451
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Nov., 19 90, at 9:16 o'clock A M., and recorded in book M90 on page 22766 or as file/reel number 22604.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muehlendase Deputy

Fee \$28.00