

22622

WARRANTY DEED

Vol. m90 Page 22801KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

CHARLIE G. NEALY AND SHIRLEY A. NEALY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD A. EASTLICK AND DIQUITA J. EASTLICK, HUSBAND AND WIFE, 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:

SEE LEGAL DESCRIPTION ON REVERSE SIDE OF THIS DOCUMENT

"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 those of record and apparent to the land

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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ¹(The sentence between the symbols, 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 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.

Charlie G. Nealy
Charlie G. Nealy

Shirley A. Nealy
Shirley A. Nealy

Personally appeared the above named _____
Charlie G. Nealy and
Shirley A. Nealy

_____ and acknowledged the foregoing instrument to be their _____ voluntary act and deed.

Before me:

Judith L. Morgado
Notary Public for Oregon
My commission expires: 8-31-91

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 _____
My commission expires: _____ (SEAL)

Charlie G. Nealy and
Shirley A. Nealy
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Donald A. Eastlick and
Diquita J. Eastlick
2071 Gettle Street, KFO 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

Beginning at a point on the South line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said SE1/4 NW1/4; thence, North 0 degrees 35' West 888.80 feet along the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section to a point, which is the true point of beginning of this description; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance of 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet; thence North 89 degrees 25' East 135 feet to the point of beginning, being a part of said E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Account No: 3909 002BD 08300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day of Nov. A.D., 19 90 at 11:54 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 22801.

Evelyn Biehn - County Clerk

By Pauline Mullendore

FEE \$33.00