

22926

WARRANTY DEED

GARY B. WILLIAMS and KATHLEEN

KNOW ALL MEN BY THESE PRESENTS, That

M. WILLIAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NAYMAN W. CHRISTIAN AND PATRICIA R. CHRISTIAN, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" for Legal Description attached hereto and made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way, and Easements of Record

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 \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 16th day of November, 1990; 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.

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.

STATE OF OREGON,) ss.
County of Klamath
November 20, 19 90.

Personally appeared the above named
Gary B. Williams and
Kathleen M. Williams

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

Before me:
[Signature]
Notary Public for Oregon
My commission expires: 7/23/93

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Gary B. Williams
Kathleen M. Williams
GRANTOR'S NAME AND ADDRESS
Nayman W. Christian
Patricia R. Christian
GRANTEE'S NAME AND ADDRESS
After recording return to:
Nayman W. & Patricia R. Christian
P.O. Box 206
Dary, OR 97625
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Nayman W. & Patricia R. Christian
P.O. Box 206
Dary, OR 97625
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Deputy

EXHIBIT "A"

23416

Beginning at a point located 30 feet East of the Southwest corner of the Southeast quarter of Northeast quarter of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence due East along the South line of said forty acre tract for a distance of 790 feet to a point near the irrigation canal; thence due North 56 feet to a Juniper tree on the North side of the irrigation canal; thence North 60 degrees West to a second Juniper tree 321 feet; thence Westerly 495 feet to the Easterly line of the Bonanza-Beatty Market Road; thence South along the Easterly line of said road 447 feet to the point of beginning.

CODE 37 MAP 3911-300 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of November A.D., 19 90 at 2:27 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 23415.

Evelyn Biehn County Clerk
By Berntha Ketsch

FEE \$33.00