

23197 23535

24609

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
MARGARET A. RAMSAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARLIN J. ELLIOTT and JENORA ELLIOTT, husband and wife, and LOGAN HEATH and JANEY HEATH, husband and wife, as tenants in common 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Contract of Sale, dated August 1, 1977, recorded August 3, 1977, in Volume M77, page 13936, Microfilm Records of Klamath County, Oregon, in favor of Durwood Foster and Lois M. Foster, husband and wife, as Vendors. The Grantees herein hereby agree to assume and pay in full this Real Estate Contract described herein.

THIS DOCUMENT IS BEING RECORDED TO ATTACH LEGAL DESCRIPTION

"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 \$ 150,000.00

However, the actual consideration of the transfer of the above described property or value given or promised which is the whole of the consideration for the transfer of the above described property, and the consideration between the symbols, if not applicable, should be stated in the body of the deed.

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 30<sup>th</sup> 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 Jackson ) ss.  
November 30<sup>th</sup>, 19 90

Personally appeared the above named  
MARGARET A. RAMSAY

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

Before me:

Notary Public for Oregon  
My commission expires: 9-7-93

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)

MARGARET A. RAMSAY

GRANTOR'S NAME AND ADDRESS

ARLIN J. ELLIOTT et al  
500 F Street  
Exeter, CA 93221

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

NAME, ADDRESS, ZIP

Until a change is requested 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 30<sup>th</sup>  
day of Nov., 19 90,  
at 4:44 o'clock P.M., and recorded  
in book M90 on page 23846 or as  
file/reel number 23197

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendore Deputy

Fee \$28.00

INDEXED

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

All of Block 6, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09100

ALSO that portion of vacated alley which inured thereto.

PARCEL 2:

Lot 1, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09200

PARCEL 3:

Lot 2, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09300

PARCEL 4:

Lot 3, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09400

PARCEL 5:

Lots 4 and 5, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09500

PARCEL 6:

Lots 6, 7, 8 and 9, inclusive, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 005CD 09600

## PARCEL 7:

A tract of land situated in the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the South quarter corner of Section 5; thence North 1 degree 29' 10" East 550 feet to the true point of beginning; thence South 88 degrees 46' 10" East 550 feet; thence North 1 degree 29' 10" East to the Southerly line of Greensprings Drive; thence South 64 degrees 40' West to the North South center line of said Section; thence South 1 degree 29' 10" West to the point of beginning.

Tax Account No.: 3909 005D0 01300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day  
of Dec. A.D., 1990 at 2:40 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 24565.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Muller