

OK 23817

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Judith Tegger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Hills Development Corporation, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the centerline of the C-4-E Lateral South 41° 48' East, 767.7 feet; thence on a curve to the left, with a radius of 193.2 feet, for an arc distance of 103.7 feet, with a long chord bearing and distance of South 57° 21' 30" East 103.6 feet; thence South 72° 55' East 217.1 feet; thence on a curve to the right with a radius of 146.2 feet for an arc distance of 20.6 feet with a long chord bearing and a distance of South 68° 52' 23" East 20.5 feet; thence along the centerline of the No. 1 Drain South 0° 20' East 181.7 feet; thence South 22° 40' East, 524.5 feet to a point on the South line of the NE $\frac{1}{4}$ of said Section 20; thence along the South line of said NE $\frac{1}{4}$, West 1028.9 feet; thence along the West line of said NE $\frac{1}{4}$, North 1365.1 feet to the point of beginning.

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

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 \$1.00.

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 day of 19; 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.

Judith Tegger
Judith Tegger

STATE OF OREGON,

County of Marion

Sept 13, 1996

Personally appeared the above named

Judith Tegger

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

Notary Public for Oregon
My commission expires: 3/6/93

Judith Tegger

1950 Chemeketa NE

Salem, Oregon 97301

GRANTOR'S NAME AND ADDRESS

Klamath Hills Development Corp.

228 N. 7th

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

228 N. 7th

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

228 N. 7th

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

Personally appeared, 19

and 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of Dec., 1990, at 4:36 o'clock P.M., and recorded in book/reel/volume No. M90 on page 24997 or as fee/file/instrument/microfilm/reception No. 23817 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Deborah Mullender Deputy

Fee \$28.00