

25831

MTC #24508-K

ROBERT TEES and STELLA TEES, as tenants

KNOW ALL MEN BY THESE PRESENTS, That ROBERT TEES and STELLA TEES, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL BOTELHO, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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 to 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 \$ 32,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the 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 24 day of October, 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, CALIFORNIA

County of Orange, ss.

Personally appeared the above named
Robert Tees and Stella Tees

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

Before me:

Monica L. Roy
Notary Public for California
My commission expires: March 18, 1994

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: _____



Robert Tees and Stella Tees

2536 Omega Ave.

Anaheim, CA 92806

GRANTOR'S NAME AND ADDRESS

Michael Botelho

59-2258 Kenui Rd.

Haleiwa, HI 96712

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael Botelho

59-2258 Kenui Rd.

Haleiwa, HI 96712

NAME, ADDRESS, ZIP

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

Michael Botelho

59-2258 Kenui Rd.

Haleiwa, HI 96712

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.

By _____ Recording Officer
Deputy

MTC NO: 24508-K

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Government Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the centerline of State Highway 427, (old Dalles-California Highway), EXCEPTING THEREFROM that portion described in instrument recorded in Volume 323, page 416, Deed Records of Klamath County, Oregon, to wit:

Commencing at a point 456.6 feet West and 58.0 feet North of the common corner of Lots 24-25-26-27 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian; thence Northerly along old Highway 97 North 5 degrees 0' West 139.9 feet; thence North 3 degrees 0' West 202.0 feet to the Northeast corner of Lot; thence West 205.0 feet to meander line of Agency Lake to Northwest corner; thence Southerly along meander line of Agency Lake, South 3 degrees 15' West, 325.8 feet to Southwest corner; thence East 250.0 feet to point of beginning, or Southeast corner of Lot, all lying within the boundaries of Lot 25, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in instrument recorded December 9, 1960 in Volume 326, page 128, Deed Records of Klamath County, Oregon, to wit:

That portion of Lot 25 which is bounded on the South by a line parallel to and 40 feet North of the South boundary line of said lot, on the West by Agency Lake, on the North by a line parallel to and 90 feet North of said South boundary line of said Lot and on the East by the centerline of the said old Dalles-California Highway.

ALSO EXCEPTING THEREFROM that portion described in instrument recorded in Volume 323, page 301, Deed Records of Klamath County, Oregon, recorded August 9, 1960, to wit:

A portion of Lot 25 and 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel of property a strip of land extending Northerly from the Southerly boundary of Lot 26 for a distance of 700 feet and being bounded on the East by the West boundary of State Highway No. 427; bounded on the West by Agency Lake; bounded on the South by the South line of Lot 26 (said line being 40 feet more or less North of and parallel to the South Boundary of Lot 25).

Tax Account No.: 3507 018CD 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of Feb. A.D., 19 91 at 3:34 o'clock PM., and duly recorded in Vol. M91, of Deeds on Page 2641.

FEE \$33.00

Evelyn Biehn County Clerk

By Debra Muller