

OK 25919

## WARRANTY DEED

Vol 91 Page 2829

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY, a Municipal Corporation of the State of Oregon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH HUMANE SOCIETY, INC., an Oregon Nonprofit 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:

Beginning at an iron pin on the Easterly right of way line of the Kesterson Road which point lies South 0°38' East a distance of 2170 feet and South 2°23' West a distance of 645.45 feet from the quarter corner common to Sections 5 and 8 of Township 39 South, Range 9 E.W.M., Klamath County, Oregon; and running thence; South 62°18' East a distance of 152.7 feet to an iron pin on the Westerly right of way line of the Great Northern Railway; thence South 27°42' West along the Westerly right of way of the Great Northern Railway a distance of 539.3 feet to its intersection with the Easterly right of way line of Kesterson Road; thence in a Northeasterly direction following the Easterly right of way line of the Kesterson Road to the point of beginning, said tract containing 0.9 acres more or less, in Lots 3 and 13 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

(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 except those reservations, restrictions, easements, and rights of way of record and those apparent on 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 \$ 35,000.00

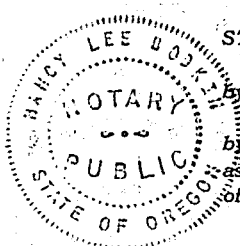
Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

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 13 day of February, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Harry J. Fredricks  
Harry Fredricks  
Chairman, Board of County Commissioners



STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

This instrument was acknowledged before me on February 13, 1991,

by Harry Fredricks  
as Chairman  
of Klamath County Board of Commissioners

Nancy Lee Bookin  
Notary Public for Oregon  
My commission expires 2/8/93

Klamath County Board of Commissioners  
Courthouse Annex, 305 Main Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Klamath Humane Society  
500 Miller Island Road  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath Humane Society  
500 Miller Island Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath Humane Society  
500 Miller Island Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of February, 1991, at 11:24 o'clock A.M., and recorded in book/reel/volume No. M91 on page 2829 or as fee/tile/instrument/microfilm/reception No. 25919, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

By Bernice A. Ritsch Deputy  
NAME TITLE

Fee \$28.00

29 FEB 15 AM 11 24