

26512

MTC #25066-D

WARRANTY DEED

Vol. 99 / Page 3877

KNOW ALL MEN BY THESE PRESENTS, That Richard R. Loose and Venice L. Loose
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Angela Carlton York

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

SUBJECT TO: Trust Deed (including terms and provisions thereof) dated May 30, 1990 recorded June 4, 1990 in Volume M90, at page 10739, Microfilm Records of Klamath County Oregon, wherein the Beneficiary is; Dale Himelwright and Lois M. Himelwright, husband and wife. The above Grantee hereby does not agree to assume and to pay this in full.

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 \$ 45,000.00

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 28th day of Feb., 19 91. 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 UNION, ss.
MARCH 2, 19 91

Richard R. Loose
Richard R. Loose
Venice L. Loose
Venice L. Loose

Personally appeared the above named
VENICE L. LOOSE
INDIVIDUAL

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

Before me:
Violet A. Hoyt
Notary Public for Oregon
My commission expires:

Violet A. Hoyt
VIOLET A. HOYT
NOTARY PUBLIC - OREGON
My Commission Expires 12-3-91

STATE OF OREGON, County of Klamath, ss.
The foregoing instrument was acknowledged before me this
Feb. 28, 19 91, by Richard R. Loose
XXXXXXXXXXXXXXXXXXXX, individually
secretary of

a Corporation, on behalf of the Corporation
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON,

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.

SPACE RESERVED

FOR
RECORDERS USE

Richard R. Loose and Venice L. Loose
805 S. Conklin Rd.
Cove, OR 97824

GRANTOR'S NAME AND ADDRESS

Angela Carlton York
P. O. Box 7653
Klamath Falls, OR 97602

GRANTEE'S NAME AND ADDRESS

Angela Carlton York
P. O. Box 7653
Klamath Falls, OR 97602

NAME, ADDRESS, ZIP

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

Angela Carlton York
P. O. Box 7653
Klamath Falls, OR 97602

NAME, ADDRESS, ZIP

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 2, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the above said Lot 1, Block 2; proceed along the Western boundary in a Northerly direction a distance of 25 feet to the point of beginning to the North parcel of said Lot 1, Block 2; thence 84.84 feet in a Northerly direction along the same Western boundary to the Northwest corner of said Lot 1; thence in an Easterly direction 17.36 feet along the Northern boundary of said Lot 1 to the Northeast corner of said Lot 1; thence in a Southerly direction along the Eastern boundary of said Lot 1, 72.47 feet; thence in a Westerly direction to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of March A.D., 19 91 at 3:08 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 3877.

Evelyn Biehn - County Clerk

By Queline M. Henderson

FEE \$33.00

