

27112 NO: 25125

WARRANTY DEED

Vol. 777 Page 4896

KNOW ALL MEN BY THESE PRESENTS, That

MIKE HERRON &amp; SUSAN HERRON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH A. BREITENSTEIN and DONELLE R. BREITENSTEIN, husband and wife, 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:

PLEASE SEE REVERSE FOR LEGAL DESCRIPTION

## 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 excepts those of record and apparent upon the land

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 \$ 57,000.00. 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 18th day of March, 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 Klamath, ss.  
March 18, 19 91

Personally appeared the above named Mike Herron & Susan Herron

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, president, and by \_\_\_\_\_

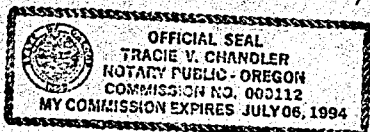
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)



Mike &amp; Susan Herron

GRANTOR'S NAME AND ADDRESS  
2400 1st St  
Medford, OR 97505

Ralph A. &amp; Donelle R. Breitenstein

GRANTEE'S NAME AND ADDRESS  
2400 1st St  
Medford, OR 97505

After recording return to:

Klamath First Federal Svc  
510 Union St  
Medford, OR 97505

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

EXHIBIT "A"  
LEGAL DESCRIPTION

4897

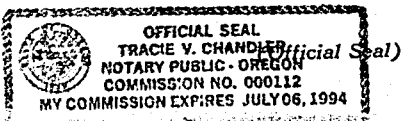
Lot 16 of Resubdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also beginning at the Northeast corner of Lot 16, of Resubdivision Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence East along the North line of Lot 15 of Resubdivision Block 23 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, a distance of 10 feet; thence South and parallel with the East line of said Lot 16 a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15 of Resubdivision Block 23 INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 18th day of March, 1991 personally appeared SUSAN HERRON, who, being duly sworn (or affirmed), did say that she is the attorney in fact for MIKE HERRON and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Tracie V. Chandler  
7-6-94  
(Signature)

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of March A.D., 19 91 at 10:03 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 4896.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelandse