

27617

MTC 25124-KR

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CLOVIS E. MALLORY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KARA LEE CONKLE

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 EXHIBIT A 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 those apparent upon the land, if any, as 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 \$ 25,000.00. 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 1st day of April, 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.

Clovis E. Mallory by Finley H. Mallory
CLOVIS E. MALLORY Attorney in Fact

STATE OF OREGON

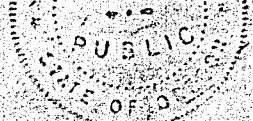
County of Klamath ss.
April 1, 19 91

Personally appeared the above named
CLOVIS E. MALLORY by Finley H.
Mallory, his attorney in fact.

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

Before me:

Finley H. Mallory
Notary Public for Oregon
My commission expires: 6/8/92



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: _____

CLOVIS E. MALLORY

ROUTE 2, BOX 2808

DAVIS, CA 95616

GRANTOR'S NAME AND ADDRESS

KARA LEE CONKLE

3935 PINE GROVE ROAD

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KARA LEE CONKLE

3935 PINE GROVE ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

KARA LEE CONKLE

3935 PINE GROVE ROAD

KLAMATH FALLS, OR 97603

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

5769

MTC NO: 25124-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 of said Section 9; thence North 89 degrees 55' 00" West, 268.71 feet; thence South 00 degrees 08' 00" West, 415.02 feet to the point of beginning for this description; thence continuing South 00 degrees 08' 00" West 192.96 feet; thence North 89 degrees 52' 00" West, 226.00 feet; thence North 00 degrees 08' 00" East 192.96 feet; thence South 89 degrees 52' 00" East, 226.00 feet to the point of beginning.

TOGETHER WITH: 1973 Parkway Mobile Home, serial #S3065, license #X90287, which is firmly affixed to the above real property.

SUBJECT TO: 1988-1989, 1989-1990, 1990-1991 delinquent real property taxes that the above Grantor does agree to assume and to pay in full and to hold the seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of April A.D. 19 91 at 2:32 o'clock PM. and duly recorded in Vol. M91,
of Deeds on Page 5768.
Evelyn Biehn County Clerk
By Pauline Nielsen

FEE \$33.00