

OK

27996

MTC #25175-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANK R. WALKER and MARY J. WALKER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENCORP, INC., an Oregon Corporation, 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:

That portion of Lot 28 in Section 3, Township 36 South, Range 7 East of the Willamette Meridian, lying between the Easterly right-of-way line of Southern Pacific Railway and Westerly right-of-way line of Dalles-California Highway.

SUBJECT TO: Rights of the public in and to any portion of the herein-described premises lying within the limits of streets, roads or highways; Reservations contained in Land Status Report recorded December 26, 1958 in Vol. 307 at page 636, Deed Records of Klamath County, Oregon; Limited access provisions contained in Deed recorded August 5, 1987, in Vol. M87 at page 14006, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

(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 above set forth,

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 \$154,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 10th day of April, 1991; 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.

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.

STATE OF OREGON,

County of Klamath

ss.

April 10, 1991

Personally appeared the above named

FRANK R. WALKER and MARY J. WALKER, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Frank R. Walker

Mary J. Walker

STATE OF OREGON, County of Klamath, 1991 ss.

Personally appeared

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Frank R. Walker &amp; Mary J. Walker

HC 30 Box 29

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Kencorp Inc., an Oregon corporation

HC 30 Box 1209

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of April, 1991, at 9:54 o'clock AM, and recorded in book/reel/volume No. M91 on page 6433 or as fee/file/instrument/microfilm/reception No. 27996, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$28.00

By Pauline Mullendorfe Deputy