

28359

mtc 25347-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

LONNY POLK and JUDY POLK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. VEST and CAROL JEAN VEST, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

This conveyance is made subject to the right appurtenant to the property abutting on the Northeastly side to "....connect sewer for all sewer purposes from said Lot Six (6) with sewer line or pipe on said Lot Five (5)".... as given by E.G. Argraves to C.F. Stone in deed dated March 3, 1911, and recorded on March 3, 1911, in Book 31 at page 600 of Deed Records of Klamath County, Oregon.

"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.

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 \$ 39,771.00

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 17th 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.

STATE OF OREGON,
County of Klamath, ss.
April 17, 1991

LONNY POLK
JUDY POLK

Personally appeared the above named
LONNY POLK
JUDY POLK

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

LONNY POLK and JUDY POLK
325 MAIN ST.
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
WILLIAM L. VEST and CAROL JEAN VEST
129 SECOND
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
WILLIAM L. VEST and CAROL JEAN VEST
129 SECOND
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP
WILLIAM L. VEST and CAROL JEAN VEST
129 SECOND
KLAMATH FALLS, OR 97601
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

A portion of Lots 5 and 6 in Block 19 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the East line of Second Street, 72 feet Southeasterly from the Southwesterly corner of said Lot 5; thence Northeasterly and at right angles to Second Street, a distance of 75 feet; thence Southeasterly and at right angles to Pine Street, a distance of 40 feet; thence Southwesterly and at right angles a distance of 75 feet to the Easterly line of Second Street; thence Northwesterly along the Easterly line of Second Street, 40 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 18th day
of April A.D., 19 91 at 3:40 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 7136.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline M. Muelandere