

28392

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE OF THE MICHAEL FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AUSTIN J. CRIBBIN 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 REVERSE SIDE OF THIS INSTRUMENT 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 except those of record and apparent to the land

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 \$ 85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 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.

STATE OF OREGON,)
County of Linn) ss.
4-18, 19 91

Personally appeared the above named

LESTER L. MICHAEL ANDBARBARA A. MICHAEL

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

Before me:

Notary Public for Oregon

My commission expires: 12-3-92STATE OF OREGON, County of Linn) ss.The foregoing instrument was acknowledged before me this 18th day of April, 19 91, by

_____, president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

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.

SINCE RESERVED

FOR

RECORDERS USE

By _____

Recording Officer
Deputy

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

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EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 105 feet of the Southerly 23.1 feet of Lot 11 and the Easterly 105 feet of the Northerly 26.9 feet of Lot 10, Block 48, HILLSIDE 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, described as follows:

Beginning at a point on the Northeasterly line of Lot 10, Block 48, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point is Northwesterly along said line a distance of 86.0 feet from the Southeast corner of said Lot 10; thence Southwesterly parallel to the Northwesterly line of said Lot 10 a distance of 105.0 feet to a point; thence Northwesterly parallel to the Northeasterly line of Lots 10 and 11, Block 48, HILLSIDE ADDITION a distance of 50 feet to a point; thence Northeasterly parallel to the Northwesterly line of Lot 11 a distance of 105.0 feet to a point on the Easterly boundary of Lot 11; thence Southeasterly along the Northeasterly line of Lots 10 and 11 a distance of 50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of April A.D., 19 91 at 2:48 o'clock PM. and duly recorded in Vol. M91,
of Deeds on Page 7192.

Evelyn Biehn - County Clerk

By

Pauline Mullender

FEE \$33.00