

28642

WARRANTY DEED

Vol 1791 Page 7690

KNOW ALL MEN BY THESE PRESENTS, That
GARY E. GRIFFITH AND KAREN L. GRIFFITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DAVID VINSON AND SHELLEY R. VINSON, 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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(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

subject to reservations and restrictions of record, rights of way, and easements of
record and those apparent upon the land, contracts and/or liens for irrigation and that
and/or drainage.
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 \$love & affection
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)
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 28th day of February, 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 DE-
SCRIBED 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,

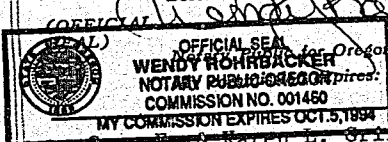
County of Klamath

2-28, 1991

Personally appeared the above named
Gary E. Griffith and
Karen L. Griffith

and acknowledged the foregoing instru-
ment to be A voluntary act and deed.

Before me:



Gary E. & Karen L. Griffith

GRANTOR'S NAME AND ADDRESS

David & Shelley R. Vinson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. David Vinson

5590 Tingley Lane

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

GARY E. GRIFFITH

KAREN L. GRIFFITH

STATE OF OREGON, County of

Personally appeared, 19

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 be-
half 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)

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of, 19,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

91 APR 23 PM 4 54

7691

EXHIBIT "A"

A tract of land in Government Lot 4, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the California Northeastern Railroad right of way and the Southerly line of a private road known as Packing House Road, said road not being a recorded road; thence Northwesterly along said unrecorded road a distance of 198 feet; thence Southwesterly and parallel to the West line of said railroad a distance of 270 feet; thence Southeasterly and parallel to the Southerly line of said unrecorded road a distance of 198 feet to the Westerly line of said railroad; thence Northeasterly along said railroad a distance of 270 feet to the point of beginning.

AND

An easement for ingress and egress lying Northerly of the above described premises, more particularly described as follows:

Beginning at a point of the Westerly line of the California, Northeasterly Railroad Right of Way and the Southerly line of a private road known as Packing House Road, said road not being a recorded road; thence Northwesterly along said unrecorded road a distance of 198 feet; thence Northeasterly and parallel to the West line of said railroad a distance of 60 feet; thence Southeasterly and parallel to the Southerly line of said unrecorded road a distance of 198 feet to the Westerly line of said railroad; thence Southwesterly along said railroad a distance of 60 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of April A.D., 19 91 at 4:54 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 7690
By Evelyn Biggin County Clerk
Benetha Heltsch

FEE \$33.00