

23866

WARRANTY DEED

Vol. 1091 Page 10146

KNOW ALL MEN BY THESE PRESENTS, That

JIMMIE L. ALSTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. DOUGHERTY and MARILYN E. DOUGHERTY, 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

SUBJECT TO: Trust Deed, dated May 20, 1985, and recorded May 21, 1985, in Volume M85, page 7549, Microfilm Records of Klamath County, Oregon, in favor of the State of Oregon, by and through the Director of Veterans' Affairs which the above named Grantees hereby agree to assume and pay in full.

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 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 \$ 65,645.71

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 29 day of May, 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 Klamath ss.
May 29, 19 91

Personally appeared the above named JIMMIE L. ALSTON as attorney-in-fact for JIMMIE L. ALSTON

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

Before me:

Tristram L. Reed
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 _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

JIMMIE L. ALSTON

4224 LOMBARD

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JOHN D. DOUGHERTY and MARILYN E. DOUGHERTY

11312 HWY. 66

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

JOHN D. DOUGHERTY and MARILYN E. DOUGHERTY

11312 HWY. 66

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JOHN D. DOUGHERTY and MARILYN E. DOUGHERTY

11312 HWY. 66

KLAMATH FALLS, OR 97601

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.

Recording Officer

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the E1/2 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Klamath Falls-Ashland Highway (Greensprings Highway) which is South 135 feet and South 61 degrees 56' West 374 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 1514.3 feet, more or less to a point on the Northerly right of way line of the Weyerhaeuser logging railroad; thence South 54 degrees 12' West 203.43 feet along said right of way line to a point; thence North parallel to the East line thereof to the Southerly right of way line of the Klamath Falls-Ashland Highway (Greensprings Highway); thence North 61 degrees 56' East 187 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of May A.D., 19 91 at 4:24 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 10146.

Evelyn Biehn, County Clerk

FEE \$33.00

By Pauline Mullendore