

31972

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARSHELLIA RANCH, an Oregon general partnership, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY D. HURST and DIANE M. HURST, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached

To Have and 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

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 \$41,078.10.

In construing this deed and where the context so requires, the singular includes the plural and the 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 31 day of May 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.

MARSHELLIA RANCH, an Oregon general partnership

By [Signature]
R. N. Belcher, Partner

By [Signature]
O-Ja Belcher, Partner

STATE OF OREGON)
County of Klamath) ss.

On this 31 day of May, 1991, personally appeared before me the above named R. N. BELCHER and O-JA BELCHER, partners of Marshellia Ranch, an Oregon general partnership, and acknowledged the foregoing instrument to be its voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission expires: 11-1-91

Marshellia Ranch
815 Washburn Way
Klamath Falls, OR 97603

Grantor's Name and Address

Gary D. and Diane M. Hurst
347 Pacific Terrace
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

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

Gary D. and Diane M. Hurst
347 Pacific Terrace
Klamath Falls, OR 97603

Lot 1 in Block 43 Hot Springs 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.

1. Mortgage, including the terms and provisions thereof, executed by Deane Sacher and Inez M. Sacher, husband and wife, to The First National Bank of Oregon, Portland, recorded March 28, 1962, in Volume 209 page 389, Mortgage records of Klamath County, Oregon, given to secure the payment of \$18,000.00.

2. Trust Deed, including the terms and provisions thereof, executed by Jeanne Frances Kelley aka Jeanne Frances Kelley, as grantor to Mountain Title Company, Inc., as trustee for The Estate of Wilma Y. Bennett, as beneficiary, dated June 12, 1984, recorded June 18, 1984, in Volume M84 page 10096, Mortgage records of Klamath County, Oregon, given to secure the payment of \$50,000.00.

By Assignment, dated August 3, 1984, recorded August 8, 1984, in Volume M84 page 13694, Mortgage records of Klamath County, Oregon, the beneficiaries interest was assigned to Scharri Wynn Brennan, as to an undivided one-third interest, Ann Drue Kiessling, as to an undivided one-third interest, and Barbara Jean Stanford, as to an undivided one-third interest.

3. Federal Tax Lien against Gary D. Hurst and Mary M. Hurst, recorded November 21, 1988, in Volume M88 page 19733, records of Klamath County, Oregon, in the amount of \$29,166.36.

By Amendment recorded February 27, 1989, in Volume M89 page 3450, and by amendment recorded July 17, 1989, in Volume M89 page 12975, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of July A.D. 19 91 at 9:03 o'clock A.M. and duly recorded in Vol. M91
of Deeds on Page 13810.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. H. Jones