

32003 MTC25773

WARRANTY DEED

Vol. 991 Page 13863

KNOW ALL MEN BY THESE PRESENTS, That JAMES S. GADSDEN and MILDRED R. GADSDEN,  
husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN B. HONAN and BRIDGET E. HONAN, not as tenants in common but with\*\*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 REVERSE SIDE OF DOCUMENT

\*\*the right of survivorship

"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 \$ 60,000.00.  
 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 10th day of July, 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.

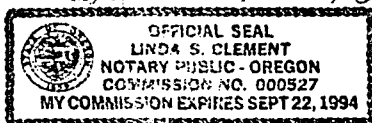
STATE OF OREGON,  
 County of Klamath ) ss.  
July 15, 19 91 )

Personally appeared the above named \_\_\_\_\_  
James S. Gadsden and  
Mildred R. Gadsden

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

Before me:

Linda S. Clement  
 Notary Public for Oregon  
 My commission expires: 9-22-94



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 \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

James S. & Mildred R. Gadsden

GRANTOR'S NAME AND ADDRESS  
John B. & Bridget E. Honan  
4344 Selma Ave.  
Klamath Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

Also paying return to:  
Klamath First Federal S&L  
340 Main St.  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

Until change is requested all statements shall be sent to the following address:  
Alma A. Alder  
 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.

SPACE RESERVED

FOR  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

Beginning at the Northeast corner of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: thence North 89 degrees 46' West 165 feet; thence South 0 degrees 6' West 277.5 feet; thence South 89 degrees 46' East 165 feet; thence North 0 degrees 06' East 277.5 feet to the point of beginning. EXCEPTING THEREFROM the Northerly 30 feet which lies in the existing roadway which is located in the NW 1/4 of the SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, 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 12:06 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 13863.

Evelyn Biehn County Clerk

By *Dorlene M. [Signature]*

FEE \$33.00