

OK
32132

WARRANTY DEED

Vol. 991 Page 14071

KNOW ALL MEN BY THESE PRESENTS, That GERALD Y. ALLEN AND TERRY W. ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KAREN M. NOLLER

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:

BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF LOT 23 OF HOMEDALE WHICH POINT IS NORTH 66°33' WEST, 360.5 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 23; THENCE


NORTH 66°33' WEST 102.45 FEET TO A POINT; THENCE

NORTH 22°15' EAST A DISTANCE OF 295.7 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 24; THENCE (CONTINUED)

(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

 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 \$ 46,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 JULY, 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.

Gerald Y. Allen
Terry W. Allen

STATE OF OREGON,

County of Klamath1991

Personally appeared the above named

Gerald Y. AllenTerry W. Allenand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Trudie Durant

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/26/93

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

_____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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 behalf 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 TRUDIE DURANT

NOTARY PUBLIC - OREGON

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GERALD Y. ALLEN AND TERRY W. ALLEN
14210 MEADOWBROOK CT.
KLAMATH FALLS, OR. 97603
GRANTOR'S NAME AND ADDRESS

KAREN M. NOLLER
124 N. 2ND ST.
KLAMATH FALLS, OR. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KAREN M. NOLLER
124 N. 2ND ST.
KLAMATH FALLS, OR. 97601
NAME, ADDRESS, ZIP

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

KAREN M. NOLLER
124 N. 2ND ST.
KLAMATH FALLS, OR. 97601
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as fee/file/instrument/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

14072

SOUTH $70^{\circ} 37'$ EAST ALONG THE NORTHEASTERLY
BOUNDARY OF LOT 24 AND 23 TO A POINT 309.92
FEET NORTHEASTERLY OF THE POINT OF BEGINNING;
THENCE

SOUTH $16^{\circ} 58\frac{1}{2}'$ WEST 309.92 FEET TO THE
POINT OF BEGINNING.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day
of July A.D., 19 91 at 2:06 o'clock P.M., and duly recorded in Vol. M91
of _____ Deeds on Page 14071.
Evelyn Biehn County Clerk
By Dorine Mulenbark

FEE \$33.00