

32441

## WARRANTY DEED

NTC

25826 Nm

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KNOW ALL MEN BY THESE PRESENTS, That  
 HOWARD S. CONDLEY and DIXIE R. CONDLEY, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 GEORGE E. DICKINSON and JANET V. DICKINSON, husband and wife  
 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

12 2 Hd 27

*"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*

record and those apparent upon the land, if any, as the date of this deed except those of

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 \$ 29,000.00

[illegible]

In Witness Whereof, the grantor has executed this instrument this 22 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.

CALIFORNIA  
STATE OF OREGON,  
County of LOS ANGELES ) ss.  
July 22, 1991

X Howard S. Condley  
HOWARD S. CONDLEY  
X Dixie R. Condley  
DIXIE R. CONDLEY

Personally appeared the above named \_\_\_\_\_  
 HOWARD S. CONDLEY \_\_\_\_\_  
 DIXIE R. CONDLEY \_\_\_\_\_

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

Before me: James M. McClell STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Notary Public for ~~Oregon~~ CALIFORNIA The foregoing instrument was acknowledged before me this \_\_\_\_\_  
My commission expires: \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

HOWARD S. CONDLEY and DIXIE R. CONDLEY  
P.O. BOX 1691  
FLORENCE, OR 97439

GRANTORS NAME AND ADDRESS  
GEORGE E. DICKINSON and JANET V. DICKINSON  
STAR RT., CAL-TRANS YARD  
NEW CUYAMA, CA 93254

GRANTLEE'S NAME AND ADDRESS

After returning return to:

GEORGE E. DICKINSON and JANET V. DICKINSON  
STAR RT., CAL-TRANS yard  
NEW CUYAMA, CA 93254

NAME, ADDRESS, ZIP  
 Until a change is requested all tax statements shall be sent to the following address  
GEORGE E. DICKINSON and JANET V. DICKINSON  
STAR RT., CAL-TRANS YARD  
NEW CUYAMA CA 93254

NEW CUYAMA, CA 93254  
NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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.

Witness my hand and seal of County  
affixed.

Witness my hand and seal of County  
affixed.

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

# MOUNTAIN TITLE COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the NW1/4 of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 0 degrees 7' East 200 feet of a point 20 feet West and 22.4 feet South of a point marked by a 1" iron pipe in the South line of the Oregon California and Eastern Railroad right of way, 16.3 feet West and 540 feet North 0 degrees 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 53' West 331.8 feet; thence South 28 degrees 48' East 114.1 feet; thence North 89 degrees 53' East 277.2 feet; thence North 0 degrees 7' West 100 feet to the point of beginning, in Klamath County, Oregon.

SUBJECT TO: Trust Deed (including terms and provisions) dated September 19, 1980 and recorded September 19, 1980 in Volume M80, page 17856, Microfilm Records of Klamath County, Oregon, wherein the Beneficiaries are; Marjorie E. Yencer, Viola M. Atkins and Arthur V. Peterson, each as to an undivided 1/3 interest, as tenants in common. The Above Grantee does hereby agree to assume this obligation and pay in full and to hold the Seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of July A.D., 19 91 at 2:21 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 14640.  
Evelyn Biehn County Clerk  
By Quinn M. Mendenhall

FEE \$33.00