

33091

MTC #25584-NM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JEANNE SPICER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK C. WHEELER and JANICE FORCIER WHEELER, 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

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 \$ 31,625.45

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 12th day of Aug., 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.

Jeanne Spicer
JEANNE SPICER

STATE OF OREGON, Klamath ss.
County of Aug. 12, 19 91.

Personally appeared the above named
JEANNE SPICER

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

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

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)

JEANNE SPICER

29321 HIGHWAY 97 N

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

PATRICK C. WHEELER and JANICE FORCIER WHEELER

9221 E. INDIO PLACE

TUCSON, AZ 85749

GRANTEE'S NAME AND ADDRESS

After recording return to:

PATRICK C. WHEELER and JANICE FORCIER WHEELER

9221 E. INDIO PLACE

TUCSON, AZ 85749

NAME, ADDRESS, ZIP

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

PATRICK C. WHEELER and JANICE FORCIER WHEELER

9221 E. INDIO PLACE

TUCSON, AZ 85749

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Government Lots 19, 20, 21 and 22 in Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Dalles-California Highway U.S. 97, EXCEPTING THEREFROM a tract of land situated in Government Lot 21, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at the Southeast corner of Lot 21; thence North along the East line of said lot a distance of 400 feet to an iron pin; thence West a distance of 301 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence Southeast along the Easterly boundary a distance of 415.9 feet to an iron pin on the South line of said Lot; thence Easterly along the South line of said Lot a distance of 219 feet, more or less to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 19 and 20 of Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Lot 19, said point being East a distance of 253.3 feet from the Northwest corner of said lot; thence South parallel with the West line of said lots a distance of 172.0 feet to an iron pin; thence West parallel with the North line of Lots 19 and 20, a distance of 698.8 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence Northwest along said Easterly boundary line a distance of 175.0 feet to an iron pin on the North line of said Lot 20; thence, East along the North line of Lots 19 and 20 a distance of 732.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Aug. A.D., 19 91 at 11:46 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 15732.
Evelyn Biehn County Clerk
By Deborah Y. Mullen

FEE \$33.00