

34457

WARRANTY DEED

Vol. 91 Page 18266

KNOW ALL MEN BY THESE PRESENTS, That EDGAR W. TOMLIN and LOUISE TOMLIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER J. REICH and LINDA L. REICH, 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 thereto belonging or appertaining, situated in the County of CLATSOP 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 \$ 34,000.00

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 9th day of September, 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~~ OHIOCounty of WARREN) st.September 9, 19 91

Personally appeared the above named

EDGAR W. TOMLINLOUISE TOMLIN

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

Before me:

Ann M. CastrucciNotary Public for ~~Oregon~~ OHIO

My commission expires:

ANN M. CASTRUCCI

Notary Public, State of Ohio

My Commission Expires Aug. 8, 1995

STATE OF OREGON, County of CLATSOP) ss.

The foregoing instrument was acknowledged before me this Sept. 11, 19 91, by Louise Tomlin

president, and by

secretary of and acknowledge the foregoing instrument to her voluntary act and deed.

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 11/16/91

(SEAL)

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.

Recording Officer

By _____ Deputy

18267

MTC NO: 26091-KR

EXHIBIT A
LEGAL DESCRIPTION

The West one-half of the following described parcel of land, situated in Klamath County, Oregon:

A tract of land in the South one-half of the NW 1/4 of the SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the centerline of a 60 foot roadway; from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West, along the said roadway centerline 549.9 feet and South 0 degrees 09' East along the North and South centerline of said Section 11 as marked on the ground by a well established fence line 1663.6 feet; and running thence from said beginning point North 0 degrees 16' West 315.2 feet; thence South 89 degrees 31' East 131.2 feet; thence South 0 degrees 12' East 312.9 feet, more or less, to the centerline of the before mentioned roadway; thence South 89 degrees 28' West 131.2 feet, more or less, to the point of beginning, all in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11 day
of Sept A.D., 19 91 at 3:40 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 18266
By Evelyn Biehn County Clerk
Pauline M. Mendenhall

FEE 33.00