

34975

WARRANTY DEED

Volume 91 Page 19233

KNOW ALL MEN BY THESE PRESENTS, That TRANS COUNTY TITLE COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. MICHIELSEN and BARBARA U. MICHIELSEN, 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 LEGAL DESCRIPTION ON REVERSE 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 grained premises, free from all encumbrances except all those of record and those apparent to the land as of 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 \$ 39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the selected 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 19th day of September, 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.

STATE OF OREGON

County of

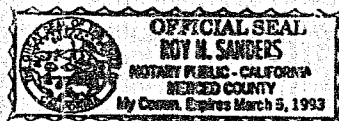
TRANS COUNTY TITLE COMPANY

By: Robert L. Ayers

President

STATE OF CALIFORNIA  
COUNTY OF Merced

} SS



ON September 19, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Ayers, proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as President, and

Secretary of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

Notary's Signature

Roy H. Sanders

## CORPORATION ACKNOWLEDGMENT

Form No. 14 Rev. 7-82

TRANS COUNTY TITLE COMPANY	
635 W. 19th Street	
Merced, CA 95340	
GRANTEES NAME AND ADDRESS	
CHARLES & BARBARA MICHIELSEN	
107 S. Mary Ave., #90	
Sunnyvale, CA 94086	
GRANTEE'S NAME AND ADDRESS	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1991, 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

Deputy

By

MOUNTAIN TITLE COMPANY

**EXHIBIT A  
LEGAL DESCRIPTION**

A parcel of land situated in the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of Section 1 on the Range line between Ranges 6 and 7 East of the Willamette Meridian; thence North 00 degrees 03' 59" West -- 1735.17 feet to a 5/8" iron rod on the said Range line; thence South 89 degrees 56' 01" West -- 198.00 feet at right angles to the said Range line to a 5/8" iron rod, being the Southeasterly corner of said parcel, the true point of beginning; thence South 89 degrees 56' 01" West -- 202.00 feet at right angles to the said Range line to a 5/8" iron rod; thence North 00 degrees 03' 59" West and parallel to the said Range line to a point at the intersection with the Southerly right of way line of Highway 66; thence Easterly along the Southerly right of way line of said Highway to a point at the intersection of said line with a line running parallel to, and 198.00 feet from said Range line when measured at right angles to said Range line; thence South 00 degrees 03' 59" East -- 660.00 feet and parallel to the said Range line to the point of true beginning.

EXCEPTING THEREFROM the following described real property situated in Klamath County, Oregon:

A parcel of land situated in the NE 1/4 NE 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the E 1/4 corner of Section 1 on the Range line between Ranges 6 and 7 East of the Willamette Meridian; thence North 00 degrees 03' 59" West 1735.17 feet to a 5/8 inch iron rod on the said Range line; thence South 89 degrees 56' 01" West 198.00 feet at right angles to the said Range line to a 5/8 inch iron rod; thence North 00 degrees 03' 59" West 435.64 feet and parallel to said Range line to a 5/8 inch iron rod, being the Southeasterly corner of said parcel, the true point of beginning; thence South 89 degrees 56' 01" West 202.00 feet at right angles to the said Range line to a 5/8 inch iron rod; thence North 00 degrees 03' 59" West and parallel to the said Range line to a point at the intersection with the Southerly right of way line of Highway 66; thence Easterly along the Southerly right of way line of said Highway to a 5/8 inch iron rod at the intersection of said line with a line running parallel to, and 198.00 feet from said Range line when measured at right angles to said Range line; thence South 00 degrees 03' 59" East 224.36 feet and parallel to the said Range line to the point of beginning.

Subject to a non-exclusive easement for ingress and egress over and across the following property:

Beginning at the true point of beginning of the above described parcel; thence South 89 degrees 56' 01" West -- 16.00 feet at right angles to the said Range line to a point; thence North 00 degrees 03' 59" West and parallel to the said Range line to a point at the intersection with the Southerly right of way line of said Highway 66; thence Easterly along the Southerly right of way line of said Highway to a point 16 feet distance when measured at right angles to the West line of the herein described parcel; thence South 00 degrees 03' 59" East -- 660.00 feet and parallel to the said Range line to the point of true beginning.

The basis of bearings is Recorded Survey No. 1167 on file in the office of the County Surveyor of Klamath County, Oregon.

TOGETHER WITH: 1978 mobile home, license #X148168, which is firmly affixed to the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 24th day of September A.D., 19 91 at 9:50 o'clock M. and duly recorded in Vol. M91 of Deeds on Page 19233

Evelyn Biehn, County Clerk

By Danessa Mendenhall

FEE \$ 33.00