<u>OMPAN</u> 35397 micalaza WARRANTY DEED Vol.<u>m91</u> Page **1996** KNOW ALL MEN BY THESE PRESENTS, That NELS C. CARLSON and ROMONA CARLSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOYD L. COLLINS and KIM COLLINS, 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 <u>Klamath</u> and State of Oregon, described as follows, to-wit: SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS MOUNTAIN TITLE COMPANY "This instrument will not allow use of the property described in this instrument in violation of applicable land use aws 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 all those of record and those apparent upon the land as of the date of this deed 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 \$ 80,000,00 POWEXEX NEX YOU STREAM NEX CONDICENCE WERE DE X COTREX SERVICE ARE VER SURVICE YOU STREAM AND CONTRACT OF C 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 <u>for</u> day of <u>Soptember 19</u>99 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. CARLSON County of Klamath Spetember (140108. / , 19 ono ROMONA CARLSON Personally appeared the above named NELS C. CARLSON and ROMONA CARLSON and acknowledged the foregoing instrument to be ____ _____their voluntary oct and deed. Before me: STATE OF OREGON, County of 1.55 The foregoing instrument was acknowledged before me this Notary Public for Oregon My commission expires: . 19 ____ , by president, and by secretary of . OFFICIAL SEAL TRACIE V. CHANDLER NOTARY PUBLIC: OREGON COMMISSION NO. 000112 MY COMMISSION EXPIRES JULY06, 1994 _ corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) CARLSON & ROMONA CARLSON STATE OF OREGON, County of I certify that the within instrument was & KIM COL COLLINS received for record on the day of anlin . 19 at oclock M., and recorded ACE RESERVED in book on page_ or as file/reel number Record of Deeds of said county Witness my hand and seal of County lam affixed. State An GREATER LAME Reconting Officer By NAME ADDRESS ZIP Deput MOUNTAIN TIT

MIM

19968

MTC NO: 26227

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the W1/2 of the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2" pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0 degrees 38' East along the Section line a distance of 442.3 feet to the true point of beginning; thence North 89 degrees 59' 31" East, 329.42 feet; thence South 0 degrees 39' 49" East 330.25 feet; thence North 89 degrees 56' 51" West 329.60 feet to a point on the West section line; thence North 0 degrees 38' 00" West along the Section line 329.90 feet to the true point of beginning.

TOGETHER WITH an easement 40 feet in width for roadway purposes over and across the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, extending from the Southerly line of the above described real property Southward along the West section line of said Section 27, to the South line of the NW1/4 of Section 27, said Section 27, to the South line of the Willamette Meridian, Klamath Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAM	IATH: SS.	the lst day
Filed for record at request of	Mountain Title Co. P.M., an	d duly recorded in VolM91,
of Oct A.D., 19 91	Deeds	County Clerk
0	Evelyn Biehn By Oor	line Mullensiere
FEE \$33.00		