

35659 MTC26190-LH

WARRANTY DEED

Vol. 991 Page 20802

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD B. SEWELL AND JANICE R. SEWELL AND EDDIE LEE SEWELL AND LAUREEN ELLEN SEWELL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM V. HILL, SR. AND LILLIAN M. HILL, TRUSTEES**, 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 ATTACHED EXHIBIT "A"

**UNDER THE WILLIAM V. HILL, SR. AND LILLIAN M. HILL TRUST DATED JULY 15, 1991; WILLIAM V. HILL, SR. AND LILLIAN M. HILL, HUSBAND AND WIFE

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

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 \$190,000.00. ~~Howe, the actual consideration consists of an undivided interest in property or value given or promised which is a cashable part of the consideration (indicate which) (The amount hereunder symbolically 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.

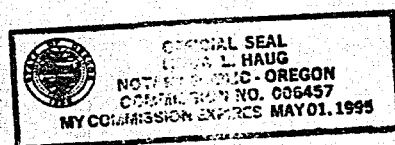
In Witness Whereof, the grantor has executed this instrument this 27 day of September, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
September 27, 19 91

Personally appeared the above named
~~CLIFFORD B. SEWELL, JANICE R. SEWELL, EDDIE LEE SEWELL & LAUREEN ELLEN SEWELL~~
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 5-1-95

Eddie Lee Sewell
Laureen Ellen Sewell
Clifford B. Sewell
CLIFFORD B. SEWELL
Janice R. Sewell
JANICE R. SEWELL



NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995



NANCY L. FREIST
My Appt. Exp. 3-19

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)

CLIFFORD B SEWELL, JANICE R. SEWELL
EDDIE LEE SEWELL, LAUREEN ELLEN SEWELL
23165 N. POE VALLEY RD
KLAMATH FALLS, OR 97603

WILLIAM V. HILL, SR
LILLIAN M. HILL
3286 E LANGELL VALLEY RD
BONANZA, OR

WILLIAM V. HILL, SR.
LILLIAN M. HILL
3286 E LANGELL VALLEY RD
BONANZA, OR NAME, ADDRESS, ZIP 97603

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

WILLIAM V. HILL, SR
LILLIAN M. HILL
3286 E LANGELL VALLEY RD
BONANZA, OR NAME, ADDRESS, ZIP

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

MTC NO: 26190-LH

EXHIBIT "A"
LEGAL DESCRIPTION

The NE1/4 of SW1/4 of Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a perpetual easement for road and utility purposes, over that part of the Southerly 30 feet of the NE1/4 SE1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying Easterly of the North Poe Valley Road, ALSO including a perpetual easement for roadway and utility purposes over that part of the NW1/4 SW1/4, Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying within the boundaries of the following described parcel: Beginning at a point that is 30 feet North of the SE corner of said NW1/4 SW1/4, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 a distance of 668 feet, thence Northwesterly 200 feet to a point that is 50 feet North of the South line of said NW1/4 SW1/4, thence due South 20 feet, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 452 feet more or less to a point on the West line of said NW1/4 SW1/4 that is 30 feet North of the SW corner of said NW1/4 SW1/4, thence South 30 feet, thence Easterly along the South line of said NW1/4 SW1/4 to the SE corner of said NW1/4 SW1/4, thence North 30 feet to the point of beginning.

STATE OF ~~OREGON~~, KANSAS

County of MONTGOMERY } ss.

FORM NO. 23 -- ACKNOWLEDGMENT
NOTARY PUBLIC LAW FOR THE STATE OF KANSAS

20804

BE IT REMEMBERED, That on this 3RD day of OCTOBER, 1991,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named CLIFFORD SEWELL & JANICE SEWELL

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Nancy L. Freisberg
Notary Public for ~~KANSAS~~

My Commission expires 3-19-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Oct. A.D., 19 91 at 3:11 o'clock PM., and duly recorded in Vol. M91
of Deeds on Page 20802

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mueller