

OK **36185**

WARRANTY DEED

Vol. 91 Page 21683

KNOW ALL MEN BY THESE PRESENTS, That BENNY R. STARR AND JOAN A. STARR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM N. WHITLATCH AND JULIE M. WHITLATCH, 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, that 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:

A PORTION OF PARCEL 1 OF MINOR LAND PARTITION 80-49 Situated in the NE 1/4 NW 1/4, Section 9, T.39S., R.10E., W.M., Klamath County, Oregon.

Beginning at a 1/2 inch rebar with a plastic cap stamped 362 located on the northeast corner of said Parcel 1; thence S.00°07'00"W., along the easterly line of said Parcel 1, 11.42 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence N.49°15'00"W., 60.30 feet to a point on the northerly line of said Parcel 1; thence S.58°33'38"E., along said northerly line 53.57 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ -0-

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 26th day of August, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Benny R. Starr
BENNY R. STARRJoan A. Starr
JOAN A. STARRSTATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on August 26, 1991, by Benny R. Starr and Joan A. Starr

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Gayle P. Nicholson
Notary Public for Oregon
My commission expires 4/9/93

Benny R. & Joan A. Starr

GRANTOR'S NAME AND ADDRESS

William N. & Julie M. Whitlatch

GRANTEE'S NAME AND ADDRESS

After recording return to:
William N. & Julie M. Whitlatch
2411 Pine Grove Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Oct., 1991, at 9:11 o'clock A.M., and recorded in book/reel/volume No. M91 on page 21683 or as fee/file/instrument/microfilm/reception No. 36185, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mulender Deputy

Fee \$28.00