36824	RRANTY DEED VOL291 Page 2291
KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. WALSH, RUTH WALSH and KERRY	CADDACCT
hereinafter called the grantor, for the consideration	hereinafter stated to eventor paid by
RUSSELL G. CARPENTER and FRANCES CARPENT the grantee, does hereby grant, bargain, sell and convey the certain real property, with the tenements, heredit	TER, husband and wife , hereinafter called o unto the said grantee and grantee's heirs, successors and assigns aments and appurtenances therewate belonging or apperciation
situated in the County of <u>KLAMATH</u> and l	State of Oregon, described as follows, to-wit:
on file in the office of the Count SUBJECT-TO: Trust Deed, recorded 12711, Microfilm Records of Klamat	according to the official plat thereof ty Clerk of Klamath County, Oregon. July 17, 1987, in Volume M87, page th County, Oregon, in favor of Jackson ssociation, as Beneficiary which the e to assume and pay in full.
MOUNTAIN	TITLE COMPANY
"This instrument will not allow use of the property	described in this instrument in violation of applicable land use
	요즘 사람들이 있는 것은 것은 것을 하는 것을 하는 것을 하는 것을 했다. 것은 것을 하는 것은 것을 하는 것을 수 있다. 이렇게 하는 것을 하는 것을 하는 것을 수 있는 것을 하는 것을 수 있는 것을 것을 수 있는 것을 것을 수 있다. 것을 것 같이 같이 같이 않는 것을 수 있는 것을 수 있는 것을 수 있는 것을 수 있는 것 같이 않았다. 것 같이 것 같이 않았다. 것 않았다. 것 않았다. 것 않았다. 않았다. 않았다. 것 않았다. 않았다. 않았다. 않았다. 않았다. 않았다. 않았다. 않았다.
And said grantor hereby covenants to and with said is lawfully seized in fee simple and the above granted	ntee and grantee's heirs, successors and assigns forever. grantee and grantee's heirs, successors and assigns, that grantor 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
and demands of all persons whomsoever, except those The true and actual consideration paid for this tr XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ses and every part and parcel thereof against the lawful claims claiming under the above described encumbrances ansfer, stated in terms of dollars, is \$ 56,000.68 constant of the second state of the second
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 hered	f apply equally to corporations and to individuals. instrument this $\cancel{9}$ and $\cancel{9}$ of $\cancel{9}$.
if a corporate grantor, it has caused its name to be sig	instrument this $\underline{\neg \not \neg \neg}$ and $\underline{\neg \neg \neg \neg}$ and $\neg \neg $
order of its board of directors.	Winian & Walsh
STATE OF OREGON,	WILLIAM E. WALSH
County of <u>Klamath</u>) ss. October 24 1991	BOTH WALSH
	KERRY L. CARRASST
Personally appeared the above named WILLIAM E. WALSH	/see notary on reverse
Ruth walsh	
and acknowledged the foregoing instrument	
to be their voluntary act and deed.	r
Before me: Hit + WAR	TATE OF OREGON, County of
Notary Public for Oregon	The foregoing instrument was acknowledged before me this
My: commission, expires: 11/16/91 -	
	president, and by, secretary of,
	corporation, on behalf of the corporation.
0,,	y commission expires: (SEAL)
WILLIAM E. WAISH, RUTH WAISH and KERRI L. 3465 DENVER PARK	CARADDI STATE OF OREGON,
KLAMATH FALLS, OR 97603 GRANTUR'S NAME AND ADDRESS	County of
RUSSELL G. CARPENTER and FRANCES CARPENTE	R I certify that the within instrument was received for record on the
6050 INDIANA AVE. BUENA PARK, CA 90621	day of, 19, at o'clockM., and recorded
GRANTEE'S NAME AND ADDRESS	in book on page or as
RUSSELL G. CARPENTER and FRANCES CARPENTE	R POR file/reel number, RECORDER'S USE Record of Deeds of said county.
6050 INDIANA AVE. BUENA PARK, CA 90621	Witness my hand and seal of County affixed.
NAME. ADDRESS. ZIP Until a change is requested all an statements shall be seen to the following address.	ujjužeu.
RUSSELL G. CARPENTER and FRANCES CARPENTE	
- 6050 INDIANA AVE. BUENA PARK, CA 90621	Recording Officer
NAME, ADDRESS, ZIP	By Depury

MOUNTAIN TITLE COMPANY

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MOUNTAIN TITLE COMPANY

WITHDRAWN

MTC

10-31-91

Doc. #36823

Vol.M91 Page 22908 22909

MTC NO: 26543-LB

EXHIBIT A LEGAL DESCRIPTION continued

ALSO that portion of a vacated alley, as disclosed by Vacation Ordinance #5526, recorded April 25, 1966, in Book M-66, page 3643, Microfilm Records of Klamath County, Oregon, lying Northerly of the following described property:

Beginning at a point South 89 degrees 18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet; thence South 89 degrees 18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0 degrees 42' West a distance of 118.3 feet; thence North 89 degrees 18' West a distance of 42.6 feet to the point of beginning, all lying in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(end of legal description)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at request o	of	Mountain Title Co.			the		lst	day	
	Oct.	_ A.D.,	19 91	at19	o'clock P_M	I., and	duly recorded	in Vol	<u>M91</u>	,
		of		Mortgages	on Page	e <u>22</u>	<u>903 </u> .			
					Evelyn Bi					
FEE	\$28.00				By Q	aule	~ Mues	under		

22906

MTC NO: 26543-LB

EXHIBIT A LEGAL DESCRIPTION continued

ALSO INCLUDING THE FOLLOWING:

Beginning at a point which is South 89 degrees 18' East a distance of 1141.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet to the true point of beginning; thence South 89 degrees 18' East a distance of 99.06 feet: more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom along the arc of 224.62 feet radius curve to the left, whose long chord bears North 65 degrees 49' West a distance of 68.8 feet; thence continuing 20 feet distant at right angles from said canal right of way North 74 degrees 36' West a distance of 37.3 feet to the Northeast corner of that piece of land deeded to Emma Lightfoot by L.L. Low, as recorded in Volume 107, page 618; thence South 0 degrees 42' West a distance of 36.8 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH vacated alley way adjacent to said property on the North, said alley way lying between North line of above premises and the Southerly boundary of United States Bureau of Reclamation "A" Canal.

PARCEL 2: Beginning at a point which is South 89 degrees 18' East a distance of 1248 feet Easterly along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to Klamath Falls, Oregon; thence in a Northerly direction and at right angles to Main Street parallel to Mortimer Avenue a distance of 118.3 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence Southeasterly and 20 feet from the U.S.R.S. Canal right of way to a point on the Northerly line of Main Street 105.2 feet Easterly from the point of beginning; thence Westerly along the Northerly line of Main Street 105.2 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Cregon (and described in that certain deed by The Klamath Development Co. 'to Τ. D. Jordan recorded in the office of the Clerk of Klamath County on February 26, 1923, in Volume 59, page 574). TOGETHER WITH the vacated alley lying Northerly and Easterly of and adjoining the herein described property, as disclosed by Vacation Ordinance No. 5526, recorded April 25, 1966, in Book M-66, page 3643, Microfilm Records of Klamath County, Oregon.

(legal description continued)

EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel 1: Beginning at a point which is South 89 degrees 18' East a distance of 1114.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North Ø degrees 42' East a distance of 174 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 83 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 191.25 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 79.3 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon. LESS that portion deeded to A. A. Soule and Eva Soule by Klamath County, as recorded in Volume 173, page 459, more particularly described as follows:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North Ø degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said Canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eva Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105, page 47; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(legal description continued)

				22904
The grantor covenants and agrees to an fully seized in fee simple of said described real	d with the bene property and l	ficiary and those thas a valid, unenc	claiming under him umbered title there	n, that he is law- to
2. · · · · · · · · · · · · · · · · · · ·	cept none.	la da ang barang ba Barang barang barang Barang barang		
and that he will warrant and forever defend t	the same agains	t all persons who	nsoever.	
and that he will walland und forest				
	an an tao an Tao amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'			
The grantor warrants that the proceeds of the lo (a)* primarily for grantor's personal, family or (b) Хяхэххогдэх эт болж болж хэхэсэллээ .	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	300(00000000000000000000000000000000000	DURING REAL PROPERTY.	
This deed applies to, inures to the benefit of a personal representatives, successors and assigns. The t secured hereby, whether or not named as a beneficiar	and binds all partie erm beneficiary sh y herein. In constru- indular number inc	es hereto, their heirs, hall mean the holder a uing this deed and wh Judes the plural.	legatees, devisees, adm nd owner, including p enever the context so r	equines, the mart
gender includes the feminine and the neuter, and the s IN WITNESS WHEREOF, said gran	tor has hereund	o set his hand the		
* IMPORTANT NOTICE: Delete, by lining out, whichever was not applicable; if warranty (a) is applicable and the benefi	reaty (a) or (b) is iclary is a creditor	D & S PROPER		
as such word is defined in the from the regulation by beneficiary MUST comply with the Act and Regulation by	making required	GERRIT A. DE	GROOT	
disclosures; for this purpose use stevens-tess torm for the If compliance with the Act is not required, disregard this no	otice.	Stand	<u>D Il C</u>	
STATE OF OREGO	N. County of	Klamath) ss.	10
This instrume	nt was acknowle	edged before me o	n	<i>, 19</i> 1 9
This instrume by <u>D & S PROPER</u> This instrume	nt was acknowl	edged before me o	n	1 , 19
This instrume by <u>Gerrit A.</u> as <u>Partner</u>	DeGroot on behalf	•••••••••••••••••••••••••••••••••••••••		
of D& S Prope	rties			
OFFICIAL SEAL LINDA L HAUG NOTARY PUNUC - ORECON COMMISSION NO. DOD6457		Jundar 1y commission exp		PU PHINIC IOT ULER
MY COMMISSION EXPIRES MAY 01, 1995			· · · · · · · · · · · · · · · · · · ·	
	REQUEST FOR FULL	RECONVEYANCE gations have been paid.		
TO: The undersigned is the legal owner and holde trust deed have been fully paid and satisfied. You said trust deed or pursuant to statute, to cancel a herewith together with said trust deed) and to recor- estate now held by you under the same. Mail recon-	n of all indebtedne hereby are directed ill evidences of ind wey, without, warr weyance and docu	febtodness secured by anty, to the parties of ments to	said trust deed (whi lesignated by the tern	ch are delivered to as of said trust deed
DATED:	<i>19</i>	an an Arte Color (1974) The state		·····
			Beneficiary	··· ·····
2- De not less or destroy this Trust Dood OR THE NOTE wh	ich it socuros. Both mus	t be delivered to the truste		enveyance will be made.
1			STATE OF OREG	
TRUST DEED	en an		Country of	the within instrum
D & S PROPERTIES	a star je kaj	o Quinne a L	. /	
1041 WILD PLUM DRIVE	ge terget.∛ MaseMX	anto a stático a Sensitiva	ato'clock	M., and reco
Grantor		DR	2245	or as tee/file/in
EDWARD J. WHITE 7904 KELLER ROAD		ER'S USE	ment/microfilm/re Record of Mortga	ses of said County
KLAMATH FALLS, OR 97603 Beneficiary	l A. Marian	CORD	Witness m County affixed.	y hand and sea
AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY		2.4		
OF KLAMATH COUNTY		•	нане Ву	
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