

37634

mtc 20024

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Milton E. Freel and Diana T. Freel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Jack C. Davis

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:

REFER TO THE ATTACHED LEGAL DESCRIPTION MARKED "EXHIBIT A"

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 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 \$ 46,250.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 16th day of November, 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 Linn ss.
November 16, 19 91.

Personally appeared the above named _____

Milton E. Freel and

Diana T. Freel

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

[Signature]
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Linn) ss.
The foregoing instrument was acknowledged before me this 16th day of November, 19 91, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires:

(SEAL)

FREEL

1700 Casa Villa S.E.
Albany, OR 97321

GRANTOR'S NAME AND ADDRESS

DAVIS

5640 Independence Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of _____ ss.

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.

SPACE RESERVED

FOR

RECORDERS USE

By _____ Recording Officer
Depu

MTC NO: 26624

EXHIBIT A
LEGAL DESCRIPTION

A portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwesternly corner of Tract 32 of INDEPENDENCE TRACTS, as shown upon the official plat thereof, and running thence South 0 degrees 13' East, along the Westerly line of Tracts 32, 31 and 30 of said Independence Tracts, a distance of 171.72 feet, more or less, to the Southwest corner of Tract 30; thence South 71 degrees 27' East, along the South line of said Tract 30, a distance of 89.3 feet; thence North 0 degrees 13' West a distance of 182.82 feet; more or less to an iron pin in the Northerly line of Tract 32; thence North 78 degrees 23' West along the North line of said Tract 32, a distance of 86.33 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Nov. A.D., 19 91 at 11:49 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 24357.

FEE \$33.00

Evelyn Biehn . County Clerk

By *Evelyn Biehn*