

38691

WARRANTY DEED

Vol. m91 Page 26172

KNOW ALL MEN BY THESE PRESENTS, That

Scott B. Davis and Rhea D. Davis, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
Terry D. Simonsthe 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 legal on the attached 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.

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 \$ 67,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols, if not applicable, should be deleted. See GRS 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 12 day of December, 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, CALIFORNIA,
County of Kern ss.
December 12th, 19 91.

Personally appeared the above named
Scott B. Davis and
Rhea D. Davis

Scott B. Davis
Scott B. Davis

Rhea D. Davis
Rhea D. Davis

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

Before me: Katie Dodge
Notary Public for Oregon-California
My commission expires: Oct. 28, 1994



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)

DAVIS

c/o KFF

GRANTOR'S NAME AND ADDRESS

SIMONS

1811 Dawn Drive

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

26173

EXHIBIT A
LEGAL DESCRIPTION

A tract of land in Lots 9 and 10 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the West line of Lot 9, said point being North, 24 feet from the Southwest corner; thence North on the West line of Lots 9 and 10, a distance of 72.49 feet to a point on the West line of Lot 10, said point being North 18 feet from the Southwest corner of Lot 10; thence Easterly a distance of 110 feet to a point on the East line of Lot 10, said point being North 14 feet from the Southeast corner of said Lot 10; thence South on the East line of Lots 9 and 10, a distance of 75 feet to a point on the East line of Lot 9, said point being North 47 feet from the Southeast corner of Lot 9; thence Westerly, a distance of 110 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of Dec. A.D., 19 91 at 12:02 o'clock PM., and duly recorded in Vol. M91,
of Deeds on Page 26172.

FEE \$33.00

Evelyn Biehn
By Paula Mullader County Clerk