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LTC 26810

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
 DAVID L. NEESE and KATHY L. NEESE, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
 CONNIE QUINTERO  
 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 RERECORDED TO CORRECT LEGAL DESCRIPTION PREVIOUSLY RECORDED IN VOL M92 Page 135

## 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 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 \$ 28,000.00.  
 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 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 2nd day of January, 19 92;  
 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.  
 January 2, 19 92.

Personally appeared the above named

DAVID L. NEESE  
 KATHY L. NEESE

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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 \_\_\_\_\_ (SEAL)  
 My commission expires: \_\_\_\_\_

DAVID L. NEESE and KATHY L. NEESE  
 5491 LOMBARDY LANE  
 KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

CONNIE QUINTERO

P.O. Box 782

Tulalake, CA 96134

GRANTEE'S NAME AND ADDRESS

CONNIE QUINTERO

P.O. Box 782

Tulalake, CA 96134

NAME, ADDRESS, ZIP

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

CONNIE QUINTERO

P.O. Box 782

Tulalake, CA 96134

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDERS USE

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.: 26810-KR

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 00 degrees 14'00" West 30.00 feet and South 89 degrees 46'00" East 28.40 feet from the Northwest corner of the SW1/4 NW1/4 of said Section 15, thence South 29 degrees 15'44" East 333.76 feet along the Easterly bank of the Malin Irrigation District Low Line Canal to the true point of beginning of this description, thence South 89 degrees 46'00" East 305.20 feet, thence South 00 degrees 10'00" West 120.50 feet, thence South 89 degrees 46'00" East 53.50 feet to the Northwest corner of that parcel of land described in Deed Volume M72, page 10615, thence South 0 degrees 14'00" West 69 feet to the Southwest corner of that same parcel as described in Deed Volume M72, page 10615, thence North 89 degrees 46'00" West 337.42 feet <sup>more or less</sup> to a point on the Easterly bank of the Malin Irrigation District Low Line Canal, thence North 8 degrees 14'00" East along said Easterly bank 71.17 feet; thence continuing along said Easterly bank North 10 degrees 16'00" West 101.00 feet, thence North 29 degrees 16'00" West 18.74 feet more or less to the true point of beginning.

TOGETHER WITH a 1973 PACFA 2U Mobile Home, Oregon License #89947, and Serial #24AGCS0033 which is situate on the real property described herein.

SUBJECT TO: Trust Deed, recorded April 5, 1985, in Volume M85, page 5004, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which the Grantees named herein do not agree to assume nor pay and the Grantors herein agree to hold Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of Jan. A.D., 19 92 at 9:26 o'clock AM., and duly recorded in Vol. M92 of Deeds on Page 135.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulendore



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THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day of Jan. A.D., 19 92 at 11:52 o'clock AM., and duly recorded in Vol. M92 of Deeds on Page 872.

FEE \$10.00

Evelyn Biehn County Clerk

By Pauline Mulendore