

43546

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That _____

DIANE E. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called PETE BOURDET, 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

"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 \$ 13,250.00

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 15th day of April, 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.

Diane E. Wells
DIANE E. WELLS

STATE OF OREGON,
County of Klamath, ss.
April 15, 19 92.

Personally appeared the above named _____
DIANE E. WELLS

_____ and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission expires: 10/10/93

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: _____

DIANE E. WELLS

P.O. Box 1794

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

PETE BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

PETE BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

PETE BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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: 25582-NM

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lots 3 and 4, Section 21, Township 35 South, Range 7 E.W.M., more particularly described as follows:

Beginning at the one-half inch iron pipe marking the North one-fourth corner of said Section 21; thence East along the North line of said Section 21 a distance of 134.64 feet to a one-half inch iron pipe on the Westerly right-of-way line of U.S. Highway No.97; thence Southerly along said right-of-way line to a point that is South 80 degrees 32'15" West a distance of 50 feet and North 09 degrees 27' 45" West a distance of 60 feet from the true point of beginning of that tract of land deeded to Nelson and described in Deed Volume 336 at page 17, Klamath County Deed Records; thence South 80 degrees 32'15" West parallel to and 60 feet from the Northerly line of said Nelson tract a distance of 231 feet; thence North 09 degrees 27'45" West a distance of 607.11 feet, more or less, to the North line of said Section 21; thence East along the North line of said Section 21 a distance of 62.90 feet, more or less, to the point of beginning. (The above bearings and distances being based on survey maps No. 268 and 497 as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by instrument Recorded: September 23, 1987 Volume: M87, page 19150, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of April A.D., 19 92 at 3:46 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 7987

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall