

44380

WARRANTY DEED

Vol. m92 Page 9530

KNOW ALL MEN BY THESE PRESENTS, That WYNEMIA REDDEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GLEN E. and/or GAYLA M. ROHRBACKER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

All that portion of Lot 25, JUNCTION ACRES, Klamath County, Oregon described as follows:

Beginning at the Southeast corner of Lot 25, Junction Acres, Klamath County, Oregon and running thence N.0°08' W. along the East line of said Lot 25, 640.8 feet; thence S. 89°47' W. along the North line of said Lot 25, 282.2 feet; thence S. 0°08' E. along the West line of said Lot 25, 282.77 feet; thence S. 87°46' E. 134.15 feet; thence S.0°08' E., parallel to the East line of said Lot 25, 349.24 feet, more or less to the Nly right of way of the County Road known as Booth Road; thence N. 89°17' E. along the said Nly right of way, 148.4 feet, more or less to the point of beginning;

LESS and EXCEPTING THEREFROM that portion more particularly described as follows:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$8,000.00

~~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 _____ day of _____, 19____; 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.

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.

Wynemia Redden

STATE OF OREGON,

County of Klamath

September 18, 1987

Personally appeared the above named

Wynemia Redden

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

(OFFICIAL SEAL)

Before me

John J. Hume

Notary Public for Oregon

My commission expires: 11-2-87

STATE OF OREGON, County of _____) ss.

_____, 19____

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

GAYLA - Glen Rohrbacher
2412 Union Ave
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

20 JUL 1 1987

ck 35.00

Beginning at the NW corner of Lot 25 Junction Acres, Klamath County, Oregon, and running thence S. $0^{\circ}08'$ East along the West line of said Lot 25 a distance of 282.77 feet; thence S. $87^{\circ}46'$ E. a distance of 134.15 feet; thence N. $0^{\circ}08'$ W. and parallel to the East line of said Lot 25 a distance of 282.77 feet, more or less, to the Northerly Boundary line of Lot 25; thence S. $89^{\circ}47'$ W. along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

Said parcel contains 2.18 acres, more or less, and is subject to any easements and/or rights of way of record or apparent upon the premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 1st _____ day
of _____ May _____ A.D., 19 92 at 11:02 o'clock _____ A.M., and duly recorded in Vol. _____ M92
of _____ Deeds _____ on Page 9530.

FEE \$35.00

Evelyn Biehn County Clerk

By *Paula Mulder*