MOUNTAIN

THRANTY DEED

Vol.<u>maa</u>Page 11434

KNOW ALL MEN BY THESE PRESENTS, That

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, hereinafter called 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, in the County of <u>KLAMATH</u> and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE situated in the County of _

"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 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

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 2 1 day of _______ day of _______, 19 22___; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly duthorized thereto by

order of its board of directors.

CAROLYN MAG IORAF GIOCA STATE OF OREGO Coulary of Personally appeared the above named _ CAROLYN MAGGIORA and facknowledged the foregoing instrument _ voluntary act and deed. rer to be ____ _) ss. STATE OF OREGON, County of . The foregoing instrument was acknowledged before me this Before me: . , 19 ___ $_, by$ Notary Public for Oregon president, and by My commission expires: secretary of _ OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC - OREGON COMMISSION NO. 014766 _ corporation, on behalf of the corporation. MY COMMISSION EXPIRES APR. 20, 1996 Notary Public for Oregon . (SEAL) My commission expires: STATE OF OREGON, MAGGIORA PAROLINI 55 County of _ Q OR FALL Nertify that the within instrument was KERR and KATHLEEN M. KERR received for record on the _ ъJ R . 19 day of 🚊 at_____orleck_____M., and recorded Ď, or as 📐 on page 📖 SPACE RESERVED in book ____ file/reel_number] 108 KERR and KATHLEEN M. KERR Record of Deeds of said county. RANDALL J. RECORDER'S US Witness my hand and seal of County Thave affixed. NAME, ADDRESS, ZIL KERR and KATHLEEN M. KERR RANDALL J. Recording Officer Deputy By ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

All that portion of Lot 21, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E. M. Chilcote and D. M. Smith by deed recorded in book 133 at page 13; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, Southwesterly line of east Lot 21; thence Southeasterly along said line of Lot 21, KcKinney, et ux., by deed recorded in said Record Book 128 at page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; Northerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

STATE OF OREGON: COUNTY OF KLAMATH:	\$5.	the <u>27th</u> day
Mountain	TICLO P M. and d	uly recorded in Vol. <u>M92</u>
Filed for record at request of	on Page	Clerk
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	By Conden	

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