

No. 47787

MTC 27867-HF WARRANTY DEED

Vol. 1992 Page 16011

KNOW ALL MEN BY THESE PRESENTS, That  
DANIEL H. MARKHAM AND PATRICIA R. MARKHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GUENTHER W. KELLER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and those apparent to the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$ 4,250.00

~~However, the actual consideration consists of one whole acre of land, more or less, situated in the same County, State of Oregon, described as follows: (the whole consideration is hereby given and conveyed unto the grantee and grantee's heirs, successors and assigns, free from all encumbrances, those of record and those apparent to the land, if any, as of the date of this deed)~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of July, 1992, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Daniel H. Markham  
DANIEL H. MARKHAM

Patricia R. Markham  
PATRICIA R. MARKHAM

STATE OF OREGON, County of LINCOLN ) ss.

This instrument was acknowledged before me on JULY 13, 1992, by DANIEL H. MARKHAM AND PATRICIA R. MARKHAM

This instrument was acknowledged before me on JULY 13, 1992, by Betty J. Anderson

as NOTARY STATE OF OREGON

of \_\_\_\_\_

Betty J. Anderson  
Notary Public for Oregon  
My commission expires 2-12-94

DANIEL H. MARKHAM & PATRICIA R. MARKHAM  
225 CORONADO DRIVE, CORONADO SHORE #41  
LINCOLN CITY, OR 97367

Grantor's Name and Address

GUENTHER W. KELLER

P.O. BOX 523

CHILOQUIN, OR 97624

Grantee's Name and Address

After recording return to (Name, Address, Zip):

GUENTHER W. KELLER

P.O. BOX 523

CHILOQUIN, OR 97624

Until requested otherwise send all tax statements to (Name, Address, Zip):

GUENTHER W. KELLER

P.O. BOX 523

CHILOQUIN, OR 97624

SPACE RESERVED  
FOR  
RECORDER'S 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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
Deputy.

EXHIBIT A  
LEGAL DESCRIPTION

Lot 15 in Block 2, WOODLAND PARK, together with an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day  
of July A.D., 19 92 at 3:03 o'clock P.M., and duly recorded in Vol. M92  
of Deeds on Page 16011.

FEE \$35.00

Evelyn Biehn County Clerk  
By Randall Miller