

48331

MTC 18213

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STANLEY R. RADOM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL R. HINKLE & CLAIRYCE A. DOLSON, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 of the above granted premises, free from all encumbrances EXCEPT Those of record and apparent upon the land, if any, as of 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 \$ 12,500.00
XX
XX

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 17th day of June, 19 87; 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.

(If executed by a corporate officer, affix corporate seal)



LORETTA M. WILLIAMS
NOTARY PUBLIC-CALIFORNIA
SANTA BARBARA COUNTY
My Commission Expires Mar. 25, 1991

STATE OF ~~XXXXXX~~ CALIFORNIA) ss.
County of Santa Barbara)
19

Personally appeared the above named
STANLEY R. RADOM

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

Before me: *Loretta M. Williams*
(OFFICIAL SEAL) Notary Public for ~~XXXX~~ California
My commission expires: 3-25-91

STANLEY R. RADOM

GRANTOR'S NAME AND ADDRESS

DANIEL R. HINKLE & CLAIRYCE A. DOLSON
16845 Vista del Oro
North Edwards, CA 93523

After recording return to:
GRANTEE: DANIEL HINKLE
CLAIRYCE DOLSON
16845 Vista Del Oro
North Edwards, CA 93523
NAME ADDRESS ZIP

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

GRANTEE Daniel Hinkle
Clairyce Dolson
16845 Vista Del Oro, North Edwards CA 93523

Stanley R. Radom
Stanley R. Radom

STATE OF OREGON, County of

Personally appeared _____, 19____, and _____ who, being duly sworn, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

17066

EXHIBIT A

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast Corner of the N1/2 SW1/4 of said Section 13; thence South 88 degrees 47' 09" West along the South line of said N1/2 SW1/4, 150.57 feet to the POINT OF BEGINNING of this description; thence, continuing along said South Line, South 88 degrees 47' 09" West, 748.76 feet to a 5/8 inch iron pin; thence leaving said South Line North 00 degrees 13' 51" East, 703.78 feet to a 5/8 inch iron pin; thence North 83 degrees 24' 13" East, 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (Delta = 31 degrees 02' 27"; long chord = North 67 degrees 52' 59" East, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence North 52 degrees 21' 46" East, 2.38 feet to a 5/8 inch iron pin on the Southerly right-of-way line of the Sprague River Highway and the beginning of a curve to the left; thence along said Southerly right-of-way line and the arc of a 2904.93 feet radius curve to the left (delta = 6 degrees 38' 47"; long chord = South 41 degrees 33' 08" East, 336.79 feet) 336.98 feet to the end of curve; thence South 44 degrees 52' 31" East, 524.53 feet; thence leaving said Southerly right-of-way line South 45 degrees 07' 29" West, 163.15 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of July A.D., 19 92 at 11:34 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 17065.

Evelyn Biehn - County Clerk

By *Evelyn Biehn*

FEE \$35.00