

48820

WARRANTY DEED

Vol. m92 Page 17956

KNOW ALL MEN BY THESE PRESENTS, That Ruth Ellen Rice and Daniel Anthony Rice, Co-Trustees under the Last Will and Testament of Charles B. Rice, dated^{oo} hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Sigmund and Marilyn E. Sigmund, 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, 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 Attached Exhibit "A" which is made a part hereof by this reference

November 3, 1987.

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent to the land 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 \$ 110,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00.

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 11th day of August, 1992; 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.

STATE OF OREGON,)
County of Klamath) ss.
AUGUST 11, 1992.

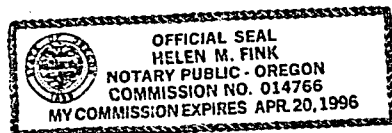
Ruth Ellen Rice, Trustee
Ruth Ellen Rice, Trustee

Daniel Anthony Rice, Trustee

Personally appeared the above named
RUTH ELLEN RICE
DANIEL ANTHONY RICE

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
1992, by
president, and by
secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

RUTH ELLEN RICE AND DANIEL ANTHONY RICE
2315 Applegate
Klamath Falls, OR 97601

ROBERT E. SIGMUND AND MARILYN E. SIGMUND
2212 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601
ROBERT E. SIGMUND AND MARILYN E. SIGMUND
2212 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

ROBERT E. SIGMUND AND MARILYN E. SIGMUND
2212 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.
I certify that the within instrument was received for record on the day of 1992, 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.

SPACE RESERVED
FOR
RECORDERS USE

By Recording Officer
Deputy

17957

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 20, thence South 00 degrees 21' 40" West along the West line of said Section 20 1009.57 feet; thence South 89 degrees 18' 40" East 30.00 feet to a 1/2" iron pin and the true point of beginning of this description, thence continuing South 89 degrees 18' 40" East 549.21 feet to a 1/2" iron pin on the Westerly right of way line of the "B" Canal, thence Northeasterly along the Westerly right of way of said "B" Canal, 1043.63 feet more or less to the point where the Westerly right of way line of the "B" Canal intersects the Southerly right of way line of Reeder Road; thence West along the Southerly boundary of Reeder Road to the Easterly boundary of Reeder Road; thence South 00 degrees 21' 40" West along the Easterly line of Reeder Road 980.17 feet more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title Co. the 12th day
of Aug. A.D., 19 92 at 11:41 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 17956.
By Evelyn Biehn County Clerk
Douglas M. Anderson

FEE \$35.00