

WARRANTY DEED

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MTZ 28186-KR

Vol. m92 Page 18243

mtz 28186-KR

KNOW ALL MEN BY THESE PRESENTS, That
CLYDE E. FREED and JEAN L. FREED, as tenants by the entirety
hereinafter called the grantors,

JOHNNY A. WOLFORD and ANDREA L. RUST-WOLFORD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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"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 except those 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 and demands of all persons whomsoever, except those claiming under the above deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00

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 14th 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 . 19 92

Clyde E. Freed
JEAN L. FREED

Personally appeared the above named _____
 CLYDE E. FREED
 JEAN L. FREED

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

Before me: Christy L. Red

Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____.

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

~~CLYDE E. FREED and JEAN L. FREED~~
~~910 LAUREL ST.~~
~~KLAMATH FALLS, OR 97601~~

GRANTOR'S NAME AND ADDRESS
JOHNNY A. WOLFORD and ANDREA L. RUST-WOLFORD
315 GRANT
KLAMATH FALLS, OR

"JOHNNY" A. WOLFORD and ANDREA L. RUST-WOLFORD
315 GRANT
KLAMATH FALLS, OR

Until a change is requested all tax statements shall be sent to the following address:
JOHNNY A. WOLFORD and ANDREA L. RUST-WOLFORD
315 GRANT
KLAMATH FALLS, OR

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 _____ 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

EXHIBIT A

That portion of the following described property lying Westerly of the West right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3267 feet South and 1466 feet East of the corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2 degrees East 247 1/2 feet along the Westerly side of said County Road; thence West 709 1/2 feet; thence South 5 1/2 degrees West 247 1/2 feet to the place of beginning, being a portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day of Aug. A.D., 19 92 at 3:45 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 18243.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline G. Williams