

49382

WARRANTY DEED

MTC 27934-MK

Vol. 92 Page 18794

KNOW ALL MEN BY THESE PRESENTS, That

TERRY MORGAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called

DARRELL B. MCCLANE

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"

TOGETHER WITH A 1978 FLTWD MOBILE HOME, Oregon License #X148170 6, Serial #1DFL2B824041214 which is firmly affixed to the real property described herein.

"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

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 \$ 26,500.00

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 29 day of JULY, 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 Tarrant

July 28, 1992

Personally appeared the above named

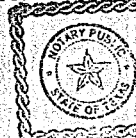
Terry Morgan

Before me:

Lucretia D Brown

Notary Public for Oregon

My commission expires: 9/1/95



LUCRETIA D. BROWN  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 9/1/95

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 \_\_\_\_\_ (SEAL)

My commission expires: \_\_\_\_\_

TERRY MORGAN

1665 KNOX RD.

ROANOKE, TX 76262

GRANTOR'S NAME AND ADDRESS

DARRELL B. MCCLANE

695 MADRONE WAY

PARADISE, CA 95969

GRANTEE'S NAME AND ADDRESS

After recording return to:

DARRELL B. MCCLANE

695 MADRONE WAY

PARADISE, CA 95969

NAME, ADDRESS, ZIP

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

DARRELL B. MCCLANE

695 MADRONE WAY

PARADISE, CA 95969

NAME, ADDRESS, ZIP

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

# EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the S1/2 NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89 degrees 48' 10" East a distance of 60.00 feet and South 00 degrees 16' 52" West a distance of 362.50 feet from the Northwest corner of the SW1/4 NE1/4 of said Section 34; thence South 00 degrees 16' 52" West along the East right of way line of said road a distance of 362.50 feet; thence East a distance of 601.78 feet; thence North a distance of 362.50 feet; thence West a distance of 600.00 feet, more or less, to a point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE1/4 NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89 degrees 48' 10" East a distance of 60.00 feet and South 00 degrees 16' 52" West a distance of 543.75 feet from the Northwest corner of the SW1/4 NE1/4 of said Section 34; thence South 00 degrees 16' 52" West along the East right of way line of said road a distance of 181.25 feet, thence East a distance of 601.78 feet; thence North a distance of 181.25 feet; thence West a distance of 600.00 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 20th day  
of Aug. A.D. 19 92 at 2:15 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 18794.

FEE \$35.00

Evelyn Biehn County Clerk

By D. Charles Millender