

KNOW ALL MEN BY THESE PRESENTS, That Nellie A. Kessinger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patricia D. Daniel and Fredrick G. Daniel, wife and husband, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

## 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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 49,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 18th day of September, 19 92; 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.  
September 18, 19 92

Nellie A. Kessinger

Personally appeared the above named \_\_\_\_\_  
Nellie A. Kessinger

Nellie A Kessinger

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her \_\_\_\_\_ voluntary act and deed.

Before me:

Tracie V. Chandler  
Notary Public for Oregon  
My commission expires: 7-6-94

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

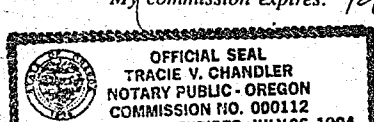
\_\_\_\_\_ president, and by \_\_\_\_\_,

\_\_\_\_\_ secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)



Nellie A. Kessinger

4396 Elgarose Rd  
Roseburg OR 97470  
GRANTOR'S NAME AND ADDRESS

Patricia D. and Fredrick G. Daniel  
31010 Modoc Point Rd.  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Klamath First Federal Savings and Loan  
540 Main St.  
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 \_\_\_\_\_, 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 \_\_\_\_\_

SPACE RESERVED

FOR

RECORDER'S USE

By \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## LEGAL DESCRIPTION

A parcel of land being all that portion of Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the United States Bureau of Indian Affairs Irrigation Canal and lying West of Highway No. 427, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the Southwest corner of above mentioned Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which point is marked with a 1/2" iron pipe; thence North 89 degrees 26' East along the South boundary of said Lot 21 a distance of 924.1 feet to the true point of beginning; thence continuing North 89 degrees 26' East along said boundary 363.0 feet to the Westerly right of way boundary of Oregon State Highway No. 427; thence North 12 degrees 06' West along said right of way boundary a distance of 360.0 feet; thence South 89 degrees 26' West 363.0 feet; thence South 12 degrees 06' East 360.0 feet, more or less, to the true point of beginning.

\* \* \* END \* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
of September A.D., 19 92 at 3:41 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 21506.

Evelyn B. Bohn

County Clerk

By

Bernetha J. Letich

FEE

\$35.00