

52199

MTC 28509 MK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
H.C. WATTERS SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called HARLEY C. ATKINSON and DEBRA L. ATKINSON, husband and wife 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

## 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 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 \$ 75,000.00

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 12th day of October, 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.

H.C. WATTERS SR.

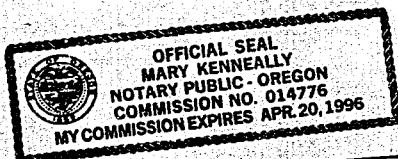
STATE OF OREGON,  
County of Klamath ) ss.  
October 12, 19 92

Personally appeared the above named  
H.C. WATTERS SR.

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

Before me:

*Mary Kenneally*  
Notary Public for Oregon  
My commission expires: 4/20/96



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: \_\_\_\_\_

H.C. WATTERS SR.

PO BOX 772

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

HARLEY C. ATKINSON and DEBRA L. ATKINSON

PO BOX 1159

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

HARLEY C. ATKINSON and DEBRA L. ATKINSON

PO BOX 1159

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

HARLEY C. ATKINSON and DEBRA L. ATKINSON

PO BOX 1159

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

MTC No.: 28569-MK

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1 in Block 5 of TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion Deeded to the State of Oregon Department of Transportation Highway Division, recorded May 10, 1990 in Volume M90, page 8961, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
of Oct. A.D., 19 92 at 11:52 o'clock AM., and duly recorded in Vol. M92,  
of Deeds on Page 23824.

FEE \$35.00

Evelyn Biehn, County Clerk

By Debbie L. Mullenbarger