

52823

WARRANTY DEED

MT 28336 HF

KNOW ALL MEN BY THESE PRESENTS, That ROBERT DANIEL AXEL, INDIVIDUALLY AND
ROBERT DANIEL AXEL, TRUSTEE u/a/d March 23, 1970

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID E. HURST AND PATRICIA L. HURST, 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:

PLEASE SEE ATTACHED 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 to the land, if any, 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 \$ 26,550.00.
~~XXXXXX THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 26,550.00. XXXXXX~~
~~XXXXXX THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 26,550.00. XXXXXX~~
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 2ND 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.

Robert Daniel Axel
ROBERT DANIEL AXEL

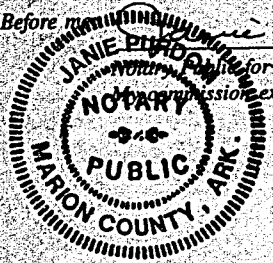
Robert Daniel Axel Trustee
ROBERT DANIEL AXEL, TRUSTEE

STATE OF Oregon, Arkansas)
County of Marion) ss.
October 2, 19 92

Personally appeared the above named ROBERT DANIEL AXEL, Individually and as Trustee u/a/d March 23, 1970

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

Before me, Janie P. Purdon
Notary Public for Oregon Arkansas
My commission expires: 12-10-92



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)

ROBERT DANIEL AXEL, INDIVIDUALLY AND TRUSTEE

HRC-66-BOX 152
YELLVILLE, AR 72687

GRANTOR'S NAME AND ADDRESS
DAVID E. HURST AND PATRICIA L. HURST
1225 CARLSON DRIVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
DAVID E. HURST AND PATRICIA L. HURST
1225 CARLSON DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
DAVID E. HURST AND PATRICIA L. HURST
1225 CARLSON DRIVE
KLAMATH FALLS, OR 97603

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' **LEGAL DESCRIPTION**

That portion of the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of K.I.D. Lateral A-3-a (F-4), more particularly described as follows:

Beginning at the Southeast corner of said Section 14; thence Westerly along the South line of said Section 14 a distance of 287.00 feet to the e. boundary of K.I.D. Lateral A-3-a (F-4); thence Northerly along the East boundary of said Lateral to the North line of the SE1/4 SE1/4 of said Section 14; thence Easterly along the North line of the SE1/4 SE1/4 of said Section 14 a distance of 311.0 feet to the East line of said Section 14; thence Southerly along the East line of said Section 14 to the point of beginning, less the County Road right of way along the South boundary of the above described property.

ALSO LESS that portion conveyed to Klamath County for road purposes included in a strip of land 100 feet in width, 50 feet on each side of the center line of a County Road, which center line is described as follows:

Beginning at Engineer's center line Station 392+46.69, said station being 1407.15 feet North and 1325.54 feet West of the Southeast corner of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 57' 40" East 1052 feet; thence on a 2000 foot radius curve right (the long chord of which bears South 85 degrees 25' 12" East) 322.46 feet; thence South 80 degrees 48' 04" East 458.10 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85 degrees 48' 33" East) 349.62 feet; thence North 89 degrees 10' 58" East 871.13 feet to Engineer's center line Station 360+00.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of Oct. A.D., 19 92 at 11:48 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 25027

FEE \$35.00

By Evelyn Biehn - County Clerk

By Paulene Mullendore