

52991

WARRANTY DEED

MTZ 27303-KR

Vol. m 92 Page 25371

KNOW ALL MEN BY THESE PRESENTS, That

PATRICK D. CLARDY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called WAYNE E. BOLLINGER 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 PRELIMINARY TITLE REPORT #MT27303-KR DATED SEPTEMBER 24, 1992.

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 \$ 39,500.00.

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 22 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.

Patrick D. Clardy
PATRICK D. CLARDY

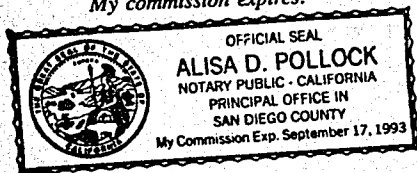
STATE OF OREGON, California)
County of San Diego) ss.
October 22, 19 92.

Personally appeared the above named
PATRICK D. CLARDY

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

Before me:

Alisa D. Pollock
Notary Public for Oregon California
My commission expires:



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:

PATRICK D. CLARDY
2094 E. GRAND AVE. APT 33
ESCONDIDO, CA 92027

GRANTOR'S NAME AND ADDRESS

WAYNE E. BOLLINGER
4932 HOMEDALE RD.
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

WAYNE E. BOLLINGER
4932 HOMEDALE RD.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

WAYNE E. BOLLINGER
4932 HOMEDALE RD.
KLAMATH FALLS, OR 97603

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

MTC No.: 27303-KR

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89 degrees 58' 56" West 30.00 feet and North 00 degrees 06' 10" East, 89.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89 degrees 31' 05" West, 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. lateral A-3-B; thence North 00 degrees 06' 10" East, along said Easterly right of way line 80.00 feet; thence South 89 degrees 31' 05" East, 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00 degrees 06' 10" West, 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of Oct. A.D., 19 92 at 9:03 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 25371.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muslander