

54158

WARRANTY DEED

Vol. 192 Page 27502

MTC 28484 MK

KNOW ALL MEN BY THESE PRESENTS, That

JAMES O. KEMP and GRACE L. KEMP, as tenants by the entirety as to PARCEL 1, and *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LARRY DURBIN and CECELIA DURBIN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

***TRUSTEES of the KEMP FAMILY TRUST, for the Benefit of JAMES O. KEMP and GRACE L. KEMP and their issue under instrument dated April 9, 1991 as to PARCEL 2

"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 \$ 12,000.00

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 4 day of Nov, 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.

CALIFORNIA
STATE OF OREGON,)
County of SAN DIEGO) ss.
NOV. 4, 19 92.

James O. Kemp
JAMES O. KEMP
Grace L. Kemp
GRACE L. KEMP

Personally appeared the above named
JAMES O. KEMP
GRACE L. KEMP

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

Before me: Shirley Berkich
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 _____
My commission expires: _____ (SEAL)

JAMES O. KEMP and GRACE L. KEMP
3712 ALTA LOMA DR.
BONITA, CA 91902

GRANTOR'S NAME AND ADDRESS
LARRY DURBIN and CECELIA DURBIN
6081 DON CHARLOS DR.
SALT LAKE CITY, UT 84118

GRANTEE'S NAME AND ADDRESS
LARRY DURBIN and CECELIA DURBIN
6081 DON CHARLOS DR.
SALT LAKE CITY, UT 84118

NAME, ADDRESS, ZIP
LARRY DURBIN and CECELIA DURBIN
6081 DON CHARLOS DR.
SALT LAKE CITY, UT 84118

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

PARCEL 1

Lot 15 in Block 3 of WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

ALSO...

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

PARCEL 2

Lots 13 and 14, in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 2/88ths interest in the following described parcels:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

ALSO...

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Nov. A.D., 19 92 at 2:22 o'clock PM., and duly recorded in Vol. M92
of Deeds on Page 27502.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Williams