

54503

WARRANTY DEED

Vol. 192 Page 28233

KNOW ALL MEN BY THESE PRESENTS, That PEARL WATKINS, Administrator of the estate of Trudy Watkins, Klamath County Oregon Probate No. 9101568CV hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE A. VAN WINKLE and ELIZABETH VAN WINKLE, husband & wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 attached hereto and by this reference incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record

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 \$ 38,500

① 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) ② (The sentence between the symbols ① and ②, 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 _____ day of November, 1992

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Pearl Watkins, Administrator of the estate of Trudy Watkins

Pearl A. Watkins Rec. Rep.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, 19____,

by _____ November 27, 1992

by Pearl Watkins

as Administrator

of the estate of Trudy Watkins

My commission expires _____

Notary Public for Oregon

Pearl Watkins, Administrator
2434 Radcliffe Avenue
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Lee A. Van Winkle

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Lee A. Van Winkle
P.O. Box 217
Dairy, OR 97625

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Lee A. Van Winkle

P.O. Box 217
Dairy, OR 97625

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

28234

A tract of land situate in the SW 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the most Westerly boundary line of that tract of land described in a deed recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon, intersects the Southerly right of way line of State Highway No. 140 as the same now exists; thence Southwesterly along said right of way line 520.0 feet more or less to the centerline of a prominent dry gulch; thence leaving said right of way line and following the centerline of said dry gulch the following courses and distances; South 42 degrees East 115.0 feet, North 89 degrees East 295.0 feet, South 71 degrees 30' East 84.0 feet to the most Southwesterly corner of that tract of land described indeed recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon; thence leaving said dry gulch and running along the Westerly boundary of the tract of land last mentioned, North 365.0 feet more or less to the point of beginning.

CODE 37 MAP 3811-V34BO TL 3500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day
of Nov. A.D., 19 92 at 10:30 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 28233.

FEE \$35.00

Evelyn Biehn, County Clerk

By Danley T. Miller