

56196

MTC 28911-HF  
 THESE PRESENTS TO

## WARRANTY DEED

Vol. m9.3 Page 680

KNOW ALL MEN BY THESE PRESENTS, That THOMAS D. WHEELER and CAROLYN S. WHEELER, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH R. WEAVER and THERESA A. WEAVER, 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

*"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."*

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 \$ 56,000.00

[illegible]

In Witness Whereof, the grantor has executed this instrument this 4th day of January, 1992.

In Witness Whereof, the grantor has executed this instrument this 7 day of January, 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.

STATE OF OREGON,  
County of KLAMATH  
January 4, 19 93

THOMAS D. WHEELER  
CAROLYN S. WHEELER  
BY ATTORNEY IN FACT BY  
ATTORNEY IN FACT

THOMAS D. WHEELER, INDIVIDUALLY AND  
AS ATTORNEY IN FACT FOR CAROLYN S. WHEELER

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be HIS voluntary act and deed.

Before me: Allen M. Fisk  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_

The foregoing instrument was acknowledged before me this  
19                      by

\_\_\_\_\_, president, and by \_\_\_\_\_

secretary of

bioRxiv preprint doi: <https://doi.org/10.1101/2020.07.20.201400>; this version posted July 20, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON

~~THOMAS D. WHEELER and CAROLYN D. WHEELER~~

STATE OF OREGON,  
County of \_\_\_\_\_ ss.

County of \_\_\_\_\_  
 Certify that the within instrument was

~~Received~~ and the within instrument was  
received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 claimed \_\_\_\_\_

Record of Deeds of said county

Witness my hand and seal of County

*affixed.*

\_\_\_\_\_

Recording Officer

By \_\_\_\_\_ Deputy

KETHY R. WEAVER and THERESA

KEITH R. WEAVER and THERESA A. WEAVER  
4400 SUMMERS LANE  
KLANATH FALLS, OR 97603

\_\_\_\_\_

# MOUNTAIN TITLE COMPANY



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

A parcel of land situate in the SE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Summers Lane which is North 0 degrees 21' West a distance of 387.5 feet and South 89 degrees 52' West a distance 30.0 feet from the iron pin which marks the Southeast corner of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 52' West a distance of 169.6 feet to an iron pin which is the Southeast corner of Lot 1 DEBIRK HOMES; thence North 0 degrees 21' West a distance of 85.6 feet to the South line of Barry Avenue; thence North 89 degrees 52' East a distance of 169.6 feet to the West line of Summers Lane; thence South 0 degrees 21' East a distance of 85.6 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day  
of Jan. A.D., 19 93 at 2:54 o'clock P.M. and duly recorded in Vol. M93  
of Deeds on Page 680

Evelyn Biehn - County Clerk

By [Signature]

FEE \$35.00