

56623

WARRANTY DEED

MTZ 29087-MK

KNOW ALL MEN BY THESE PRESENTS, That CLARA J. DUNN; ALLYN F. HOBBS and GLENDA M. HOBBS as tenants by the entirety, all as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY H. KOENIG and JO ANN KOENIG, 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" ATTACHED HERETO AND MADE A PART HEREOF.

"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 apparent upon 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 \$ 15,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. The actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. 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 8 day of January, 1993; 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, WASHINGTON )  
County of Clatsop ) ss.  
January 8, 1993.

Personally appeared the above named  
ALLYN F. HOBBS & GLENDA M.  
HOBBS

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

Before me, Donna McEneaney  
Notary Public for OREGON, WASHINGTON  
My commission expires: 8/15/93

STATE OF CALIFORNIA )  
County of SACRAMENTO ) ss.

BE IT REMEMBERED, That on this 11th day of JANUARY, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clara J. Dunn

known to me to be the identical individual, identified by and who executed the within instrument and acknowledged that she executed the same freely and voluntarily.

NOTARY PUBLIC - CALIFORNIA  
SACRAMENTO COUNTY  
My Comm. Expires April 8, 1995  
Notary Public for Washington  
My Commission expires 4/8/94

Clara J. Dunn, Allyn F. & Glenda M. Hobbs  
2506 Allen St. #45  
Kelso, WA 98626  
GRANTOR'S NAME AND ADDRESS

Ray H. Koenig & Jo Ann Koenig  
PO Box 737  
Kings Canyon N.P., CA 93633  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ray H. Koenig & Jo Ann Koenig  
PO Box 737  
Kings Canyon N.P., CA 93633  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Ray H. Koenig & Jo Ann Koenig  
PO Box 737  
Kings Canyon N.P., CA 93633  
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 of Minor Partition #22-90 being situate in the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities upon, described in Easement recorded May 8, 1972 in Volume M72, page 4340, Microfilm Records of Klamath County, Oregon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit:

A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE1/4 SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 07' East 327.2 feet; thence South 0 degrees 16' West 1343.58 feet to the South line of said NE1/4 SW1/4 of said Section 9.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day  
of January A.D. 19 93 at 3:22 o'clock P.M. and duly recorded in Vol. M93  
of Deeds on Page 1493

Evelyn Biehn. County Clerk  
By *Doris Anderson*

FEE \$ 35.00