

57297

mtc

WARRANTY DEED  
29288-HF

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KNOW ALL MEN BY THESE PRESENTS, That  
HARRY ALDRIDGE and AUDREY ALDRIDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called DONALD J. EVANS and JUANITA I. EVANS, husband and wife, 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."

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 \$ 38,000.00. 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). (The sentence between the symbols, 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 3 day of Feb, 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  
County of Klamath, 1993 ss.

HARRY ALDRIDGE  
Harry Aldridge  
AUDREY ALDRIDGE  
Audrey Aldridge

Personally appeared the above named \_\_\_\_\_  
HARRY ALDRIDGE  
AUDREY ALDRIDGE

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

Before me: Helen M. Fink  
Notary Public for Oregon 4/20/96  
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)



HARRY ALDRIDGE and AUDREY ALDRIDGE  
5240 BRISTOL  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
DONALD J. EVANS and JUANITA I. EVANS  
4502 DENVER AVE.  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
DONALD J. EVANS and JUANITA I. EVANS  
4502 DENVER AVE.  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP  
DONALD J. EVANS and JUANITA I. EVANS  
4502 DENVER AVE.  
KLAMATH FALLS, OR 97603

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**

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the centerline of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 44 1/2' West along the centerline of said roadway a distance of 1014.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/4' West along the Section line 1662.5 feet; running thence South 0 degrees 7' East 331.75 feet to a point in the Southerly boundary of said N1/2 of the SW1/4 of the NW1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 67.5 feet; thence North 0 degrees 7' West 331.7 feet more or less to the center line of said Roadway; thence South 89 degrees 44 1/2' West along the center line of said roadway, 67.5 feet more or less to the point of beginning.

TOGETHER WITH A 1972 CHAMPION Mobile Home with license plate #X111408 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day  
of Feb. A.D., 19 93 at 3:41 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 2748.  
Evelyn Biehn County Clerk  
By Daniel Mullins

FEE \$35.00