

57357

WARRANTY DEED

MTC 29235-KR

Vol. 93 Page 2852

KNOW ALL MEN BY THESE PRESENTS, That
AMERICAN EQUITIES, INC A WASHINGTON CORP.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
JAMES JOHN CUNHA
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

MOUNTAIN TITLE COMPANY

"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 \$ 52,000.00.
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 _____ day of _____, 19 _____; 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.

Washington
STATE OF OREGON,
County of CLARK) ss.
January 26, 1993

Personally appeared the above named
AMERICAN EQUITIES, INC A WASHINGTON CORP.
Ross C. Miles, President

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

Before me:

Maureen Teresa Wile
Notary Public for Oregon WASH.
My commission expires: 3-1-96

MAUREEN TERESA WILE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 1, 1996

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)

AMERICAN EQUITIES, INC A WASHINGTON CORP.

GRANTOR'S NAME AND ADDRESS

JAMES JOHN CUNHA
PO BOX 1221
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

JAMES JOHN CUNHA
PO BOX 1221
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

JAMES JOHN CUNHA
PO BOX 1221
KLAMATH FALLS, OR 97601

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**

A tract of real property in the E1/2 NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of above said Section 23, Township 34 South, Range 8 East of the Willamette Meridian, which corner is marked with a brass capped iron pipe; thence South 0 degrees 02' 01" West along the East boundary of said Section 23, a distance of 1300.26 feet to a 5/8" steel rod marking the point of intersection of above said boundary with the Southerly right of way boundary of the county road (Williamson River Road), said point of intersection being the true point of beginning of this description; thence along above said Southerly right of way boundary of county road, North 61 degrees 50' 23" West, 673.03 feet to a 1/2" steel rod; thence South 7 degrees 44' 01" West, 834.53 feet to a 1/2" iron pipe; thence South 89 degrees 57' 59" East, 460.36 feet to a 5/8" steel rod; thence South 0 degrees 02' 01" West, parallel with the East boundary of said Section 23, a distance of 400.00 feet, more or less, to the low watermark of Sprague River; thence South 67 degrees 57' 51" East along said low water mark, 264.24 feet, more or less, to the East boundary of aforesaid Section 23; thence along same, North 0 degrees 02' 01" East, 1008.73 feet to the true point of beginning.

TOGETHER WITH A 1979 RIDGEWOOD Mobile Home with license plate #X165751 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 8th day
of Feb. A.D., 19 93 at 3:44 o'clock P M., and duly recorded in Vol. M93
of deeds on Page 2852,
FEE \$35.00
Evelyn Biehn County Clerk
By Pauline Mullender

29235-KR