

58771

WARRANTY DEED

WARRANTY DEED LTC 29254-HF Vol. m93 Page 5545

KNOW ALL MEN BY THESE PRESENTS, That
J. DERALD GALIHER and SUZANN E. GALIHER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
ROBERT TATE WEBSTER and CAROLE WEBSTER, 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

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.

For this transfer stated in terms of dollars, is \$ 67,500.00

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is \$~~

~~See ORS 23.036.)~~
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 15th day of March, 19 93 ;
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) ss
March 15, , 19 93

Personally appeared the above named

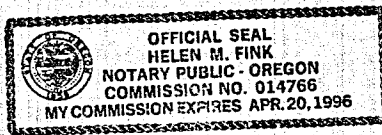
DORIS E. NEAD AS ATTORNEY IN FACT FOR
FEDERAL GALIHER AND SUZANN E. GALIHER

_____ and acknowledged the foregoing instrument
to be HER / voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



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)

~~J. DERALD GALIHER and SUZANN E. GALIHER~~
~~2935 CENTRAL AVE W #B~~
~~MISSOULA, MT 59801~~

GRANTOR'S NAME AND ADDRESS
ROBERT TATE WEBSTER and CAROLE WEBSTER
3415 CROSSROADS
KLAMATH FALLS, OR 97603

GRANTEES NAME AND ADDRESS

~~Attn: ROBERT TATE WEBSTER and CAROLE WEBSTER~~
~~3415 CROSSROADS~~
~~KLAMATH FALLS, OR 97603~~

NAME, ADDRESS, ZIP

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

ROBERT TATE WEBSTER and CAROLE WEBSTER
3415 CROSSROADS
KLAMATH FALLS, OR 97603

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.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY

MTC Number: 29294-HF

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 of the SE1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning from the corner of Sections 3, 4, 9, and 10 in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, this being the pin South of Monument #3 as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89 degrees 50' 30" East a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89 degrees 50' 30" East a distance of 1296.6 feet to a point; thence North 0 degrees 11' 30" West a distance of 30 feet to the true point of beginning of this description; thence North 0 degrees 11' 30" West a distance of 334 feet to a point; thence North 89 degrees 50' 30" East a distance of 186.0 feet more or less to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along West boundary of said E-5-2 Lateral as now constructed on the ground, to a point that is North 89 degrees 50' 30" East 78.0 feet, more or less, from the true point of beginning; thence South 89 degrees 50' 30" West a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM, any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 17th day
of March A.D. 19 93 at 11:46 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 5545.

Evelyn Biehn County Clerk

By Pauline Mullendor

FEE \$35.00