MOUNTAIN TITLE COMPANY Vol.<u>mg3</u> Page 12513 62341 MTC 29681-MK KNOW ALL MEN BY THESE PRESENTS, That LEONA MAE VANDUSEN . 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, n the County of <u>KLAMATH</u> and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE situated in the County of _ \tilde{c} 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. 2 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 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. actual consideration paid for this trans AND THE REAL PRODUCTION OF THE REAL PRODUCTIO COMPANY X HAR KHEN X OL X M X A X X 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 ______, , 1993 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by TITLE order of its board of directors. lan LEONA MAE VANDUSEN STATE OF OREGON, County of MOUNTAIN 19 0 Personally appeared the above named LEONA MAE VANDUSEN and acknowledged the foregoing instrument voluntary act and deed. to be her) \$5. STATE OF OREGON, County of Before me: The foregoing instrument was acknowledged before me this Notary Public for . by , 19 _ My commission expires: 4 20 [1 president, and by secretary of OFFICIAL SEAL OFFICIAL SEAL MARY KENNEALLY NOTARY PUBLIC - OREGON COMMISSION NO. 014776 NY COMMISSION EXPIRES APR 20, 1996 _ corporation, on behalf of the corporation. Notary Public for Oregon (SEAL) My commission expires: LEONA MAE VANDUSEN STATE OF OREGON, 4519 CANNON APT. #3 SS. KLAMATH FALLS, OR 97603 County of . I certify that the within instrument was GRANIOR'S NAME AND received for record on the _ RICHARD G. WESTSTEYN , *19* c day of P.O. BOX 71 M., and recorded 97623 o'clock BONANZA, OR at . SINCE RUSERVED _ or as _ on page _ GRANTEE'S NAME AND ADDRESS in book file/reel number . HOR RICHARD G. WESTSTEYN Record of Deeds of said county. RDFR'S US Witness my hand and seal of County P.O. BOX 71 97623 BONANZA, OR affixed. NAME, ADDRESS, ZIP RICHARD G. WESTSTEYN **Recording Officer** P.O. BOX 71 Deputy Br BONANZA, OR 97623 VALLE IDDRESS 71P MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

12514

MTC Number: 29681-MK

LEGAL DESCRIPTION

A parcel of land in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of said NE1/4 SW1/4 of which bears South 00 degrees 15' 09" East a distance of 298.34 feet from the Northeast corner of said NE1/4 SW1/4, said point also being the most Easterly corner of Lot 1, Block 22, First Addition to Bonanza, Oregon; thence northwesterly along the Northeasterly line of said Lot 1 to the most Northerly corner thereof; thence North 0 degrees 15' 09" West a distance of 28.8 feet to a point thence South 89 degrees 57' 55" East a distance of 117.54 feet, more or less, to the East line of said NE1/4 SW1/4; thence South 0 degrees 15' 09" East along said East line a distance of 104.34 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss

for record at reque. June \$35.00	A.D., 19	91	2.20	o'clock P_M., and duly recorded in Vol day		
				By <u>Druline</u>	County Clerk Mullinder	
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