

62373

WARRANTY DEED

MTC 29554-MK

Vol. m93 Page 12581

KNOW ALL MEN BY THESE PRESENTS, That SHARLEEN A. KIRKPATRICK, RICHARD A. KIRKPATRICK and JOHN H. KIRKPATRICK, and THE TRUSTEES OF THE KIRKPATRICK LIVING TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. KIRKPATRICK and SHARLEY R. KIRKPATRICK, 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 ATTACHED LEGAL DESCRIPTION

"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 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 \$ 36,667.00.  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,667.00.  
 None of the above consideration is to be used for the purpose of paying any taxes or other charges which may be levied on the property described in this instrument.~~

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 1st day of June, 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 ) ss.  
June 1, 1993.

Personally appeared the above named \_\_\_\_\_  
Richard A. Kirkpatrick

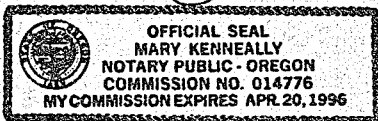
Richard A. Kirkpatrick, Trustee

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

Before me:

Mary Kenneally  
 Notary Public for Oregon

My commission expires: 4/20/96



Sharleen Kirkpatrick  
 SHARLEEN A. KIRKPATRICK

Sharleen Kirkpatrick, Trustee  
 SHARLEEN A. KIRKPATRICK, TRUSTEE

Richard A. Kirkpatrick  
 RICHARD A. KIRKPATRICK

Richard A. Kirkpatrick, Trustee  
 RICHARD A. KIRKPATRICK, TRUSTEE

John H. Kirkpatrick  
 JOHN H. KIRKPATRICK

John H. Kirkpatrick, Trustee  
 JOHN H. KIRKPATRICK, TRUSTEE  
 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)

Kirkpatrick, et al & Kirkpatrick Livings Trust

2177 Patterson

Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Richard A. & Sharley R. Kirkpatrick

2177 Patterson

Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard A. & Sharley R. Kirkpatrick

2177 Patterson

Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Richard A. & Sharley R. Kirkpatrick

2177 Patterson

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.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land situate in the SE1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1,320 feet East and 456 feet North of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1 in Township 39 South of Range 9, East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence, East 330 feet; thence North 264 feet; thence West 330 feet; and thence, South 264 feet to the place of beginning

**PARCEL 2**

A parcel of land situate in the SE1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 720 feet North and 1,320 feet East of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1 in Township 39 South of Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence, East 330 feet; thence North 66 feet; thence West 330 feet; thence South 66 feet to the place of beginning.



STATE OF COLORADO  
County of El Paso ) SS,

12583

May 20, 1993.

Personally appeared the above named.

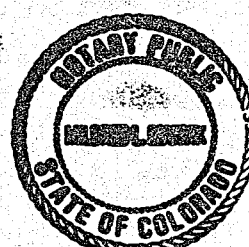
John H. Kirkpatrick

John H. Kirkpatrick  
John H. Kirkpatrick

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

Before me:

Richard L. Mowbray  
Notary Public for Colorado



My Commission Expires 9/25/96

STATE OF NEW MEXICO,  
County of Bernalillo ) SS.

May 12, 1993.

Personally appeared the above named.

Sharon A. Kirkpatrick

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

Before me:

Henrietta J. Raybal  
Notary Public for New Mexico

My Commission Expires:

September 11, 1996

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Mountain Title co

on this 2nd day of June A.D. 19 93  
at 11:36 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 12581.

Evelyn Biehn County Clerk

By Douglas M. Milender

Deputy.

Fee, \$40.00

