

64106

07-06-95A10:15 RCVD

WARRANTY DEED

Vol. m 93 Page 16085

KNOW ALL MEN BY THESE PRESENTS; That WESLEY D. KELLOM JR. and TAMRA M. KELLOM, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. ANDERSON and PAMELA S. ANDERSON, 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, that 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:

That property described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof as if fully written herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those specified in Exhibit A.

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 \$ 40,000.00. 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 20 day of October, 1988; 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.

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.

Wesley D. Kellom, Jr.
Wesley D. Kellom Jr.

Tamra M. Kellom
Tamra M. Kellom

STATE OF OREGON,)
County of Klamath) ss.
October 20, 1988

STATE OF OREGON, County of) ss.
19

Personally appeared and

Personally appeared the above named Wesley D. Kellom Jr. and Tamra M. Kellom

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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

a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL) Before me:

Notary Public for Oregon

My commission expires: 6-16-92

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Wesley Kellom and Tamra Kellom
2290 Curry Rd.
Roseburg, OR 97470
GRANTOR'S NAME AND ADDRESS

David Anderson and Pamela Anderson
2829 Kane St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Maurice C. and Juanita Walker
2829 Kane Street
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

SAME AS ABOVE
2829 Kane St.
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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

EXHIBIT A

Tract 11 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002DC 01500

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.

3. Reservations contained in Deed from Jesse J. Bailey and Ethel Bailey, his wife, to Henry F. Hagedorn and Annie E. Hagedorn, dated September 27, 1930, recorded October 1, 1930 in Deed Volume 92, page 26, Records of Klamath County, Oregon, as follows:

"The grantors, their heirs and assigns, reserve the right to construct ditches or laterals along the line of or across above described property for irrigation or drainage purposes." (Affects Tracts 10 and 11)

4. Memorandum of Contract for Deed, subject to the terms and provisions thereof.

Dated: October 10, 1977

Recorded: October 11, 1977

Volume: M77, page 19317, Microfilm Records of Klamath County, Oregon

Vendor: George L. Burnett and Alice Burnett, husband and wife

Vendee: Wesley D. Kellom, Jr. and Tamra M. Kellom, husband and wife

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day
of July A.D., 19 93 at 10:15 o'clock A. M. and duly recorded in Vol. M93
of Deeds on Page 16085.

Evelyn Biehn County Clerk

By Darlene H. H. H. H.

FEE \$35.00