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MTC 23374A

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66077

WARRANTY DEED

Vol. m93 Page 19947

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH SECKORA, JR. and ARDELLE M. SECKORA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOMER A. McALLASTER, 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:

See Attached Exhibit "A"

(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

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 \$265,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of May, 1990; 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.

Joseph Seckora Jr.
Ardelle M. Seckora

STATE OF OREGON,)
County of Klamath) ss.
May 18, 1990

STATE OF OREGON, County of) ss.
19

Personally appeared and 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

Personally appeared the above named JOSEPH SECKORA, JR. and ARDELLE M. SECKORA

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

a corporation, and that the seal affixed 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.

Before me: Kristi L. Redd
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Joseph and Ardelle Seckora

GRANTOR'S NAME AND ADDRESS

Homer A. McAllaster

HC 30 BOX 115
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Homer McAllaster

HC 30 BOX 115
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

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.

NAME

TITLE

By Deputy

08-11-93A10:52 RCYD

EXHIBIT "A"

PARCEL I:

A Portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the section line common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian, and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89 degrees 41' 17" West, 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 41' 17" West along said section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake as follows: North 3 degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00 feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20' West, 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89 degrees 15' East, 193.15 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427, as follows: South 0 degrees, 15' 30" West, 253.54 feet, South 1 degree 10' 00" East, 490.17 feet, to the point of beginning.

PARCEL II:

A tract of land situated in Government Lot 22 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that tract of land described in Deed Volume M83 page 14321, as Parcel 2, more particularly described as follows:

Beginning at a 5/8 inch iron pin with a Tru-line Surveying plastic cap on the south line of said Section 6, from which the S 1/4 corner of said Section 6 bears North 89 degrees 37' 55" East 361.31 feet; thence South 89 degrees 37' 55" West, along said South line, 225.00 feet to a 1" pipe on the Easterly right of way line of Modoc Point Road; thence North 01 degree 10' 25" West, along said Right of Way line, 388.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 38' 18" East 225.00 feet to a 5/8" ironpin with Tru-Line Surveying plastic cap, then South 01 degree 10' 25" East 387.97 feet to the point of beginning, with bearings based on the North line of the tract described in said Deed Volume M83, page 14321 as being North 89 degrees 44' 16" East.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day of Aug. A.D., 19 93 at 10:52 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 19947.

Evelyn Biehn County Clerk

FEE \$35.00

By Dorlene J. Williams