

66734

WARRANTY DEED  
MTC 24841-KR

Vol. M3 Page 21215

KNOW ALL MEN BY THESE PRESENTS, That CLYDE COLLINS and LINDA COLLINS,  
husband and wife,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
TRUSTEES OF THE STEPHEN R. ANDERSON 1987 TRUST, 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 ap-  
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:SEE ATTACHED LEGAL DESCRIPTION ON 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 this instrument, the person acquiring fee title to the property should  
check with the appropriate city or county planning department to verify approved  
uses."

(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  
all those of record and those apparent upon the land 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 \$ 195,000.00

On this day of August, 1993, the said grantor has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

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 23<sup>rd</sup> day of August, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

CLYDE COLLINS

LINDA COLLINS

STATE OF OREGON } ss.  
County of Los Angeles

STATE OF OREGON, County of ) ss.

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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

, 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 be-

half 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:

(OFFICIAL  
SEAL)

Before me:

Notary Public for California

My commission expires: 3/28/96

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

Clyde Collins and Linda Collins

14815 S. Broadway

Gardena, CA 90248

GRANTOR'S NAME AND ADDRESS

THE STEPHEN R. ANDERSON 1987 TRUST

4875 Spring Rd.

Moor Park, CA 93081

GRANTEE'S NAME AND ADDRESS

After recording return to:  
THE STEPHEN R. ANDERSON TRUST

4875 Spring Rd.

Moor Park, CA 93081

NAME, ADDRESS, ZIP

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

THE STEPHEN R. ANDERSON TRUST

4875 Spring Rd.

Moor Park, CA 93081

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instru-

ment 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/instru-

ment/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

CRS33-00000  
COMM. #958281  
NOTARY PUBLIC CALIFORNIA  
LOS ANGELES COUNTY  
My Commission Expires 3/28/96



# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

A parcel of land situated in the NW 1/4 NW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a cased monument marking the Southwest corner of said NW 1/4 NW 1/4 of Section 22, said monument being the intersection of the centerlines of Washburn Way and Joe Wright Road; thence North 0 degrees 14' East along the centerline of Washburn Way a distance of 415.5 feet to a point; thence South 89 degrees 25' East a distance of 30.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence continuing South 89 degrees 25' East a distance of 291.55 feet to the Southwesterly right of way line of the Modoc Northern Railroad; thence North 33 degrees 33' 30" West along said right of way line a distance of 524.15 feet to a point on the East line of Washburn Way; thence South 0 degrees 14' West along said East line a distance of 433.85 feet, more or less to the true point of beginning.

## PARCEL 2

A parcel of land situated in the NW 1/4 NW 1/4, Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Washburn Way as the same is presently located and constructed, from which point the monument marking the Northwest corner of said Section 22 bears North 89 degrees 25' West 30.0 feet and North 0 degrees 14' East 921.6 feet distant; thence South 0 degrees 14' West along said Easterly right of way line 385.5 feet to its intersection with the Northerly right of way line of Joe Wright Road as the same is presently located and constructed; thence South 89 degrees 25' East along said Northerly right of way line 550.55 feet to its intersection with the Southwesterly right of way line of the Modoc Northern Railroad as the same is presently located and constructed; thence North 33 degrees 33' 30" West along said Southwesterly railroad right of way line 465.75 feet to an iron pin; thence North 89 degrees 25' West 291.55 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land located in NW 1/4 NW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the North 1/16 corner common to Section 21 and 22; thence North 00 degrees 33' 20" East, along the centerline of Washburn Way, 30.00 feet; thence South 89 degrees 09' 55" East 30.00 feet to the intersection of the East boundary of Washburn Way with the North boundary of Joe Wright Road for the true point of beginning of this description; thence South 89 degrees 09' 55" East, along the North boundary of Joe Wright Road, 25.00 feet; thence North 44 degrees 18' 10" West, 35.44 feet to the East boundary of Washburn Way, thence South 00 degrees 33' 20" West, along the East boundary of Washburn Way, 25.00 feet to the true point of beginning, containing 312 square feet, more or less; the basis of bearings for this description is Survey No. 2604 on file in the office of the Klamath County Surveyor.

\* \* \* END OF LEGAL DESCRIPTION \* \* \*

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29841-KR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 24th day  
of Aug. A.D., 19 93 at 1:39 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 21215

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]