

MTC WARRANTY DEED 29923-MK

KNOW ALL MEN BY THESE PRESENTS, That VON E. SUMMERS and HELEN L. SUMMERS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERESA KAY STARR 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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."

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 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 \$ 82,826.00

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 10th day of September, 19 93; 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.  
September 10, 19 93

Personally appeared the above named

VON E. SUMMERS

HELEN L. SUMMERS by her attorney

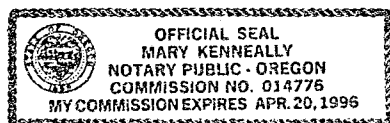
in fact Von E. Summers

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

Before me:

Mary Kenneally  
Notary Public for Oregon

My commission expires: 4/20/96



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)

VON E. SUMMERS and HELEN L. SUMMERS  
P.O. BOX 2014  
HARBOR, OR 97415

GRANTOR'S NAME AND ADDRESS

TERESA KAY STARR  
9026 HIGHWAY #39  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
TERESA KAY STARR  
9026 HIGHWAY #39  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

TERESA KAY STARR  
9026 HIGHWAY #39  
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 filed/recorded number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

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



23533

# EXHIBIT "A" LEGAL DESCRIPTION

A portion of the SE1/4 of Section 25, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which bears South 89 degrees 57' West a distance of 260.0 feet from the Northeast corner of the SE1/4 SE1/4 of said Section 25, said point being the Northwest corner of Parcel conveyed to R. L. Fleming by Deed Volume 146, page 382; thence Continuing South 89 degrees 57' West a distance of 10.3 feet; thence South 72 degrees 41' West along a line parallel with and 12 feet distance at right angles Southeasterly from the center line of that certain drain ditch, the easement for which was granted by Sophia S. Henley to the Gordon Marsh Construction Co. by conveyance dated April 29, 1931, and recorded in Deed Volume 106, page 32, Records of Klamath County, Oregon a distance of 196.7 feet; thence South 83 degrees 19' West 216.8 feet; thence leaving said drainage ditch North 52 degrees 23' West 517.7 feet; thence South 29 degrees 25' West 39.3 feet, more or less, to a point in the North right of way line of the U. S. No. 1 Drain of the U.S.R.S.; thence Following said North right of way line Southeasterly to its intersection with the Northwestern line of the U.S.R.S. "C" canal; thence Northeasterly along said line to the East line of said Section 25; thence North along said East line a distance of 303 feet, more or less, to the Southeast corner of said Fleming parcel; thence South 89 degrees 57' West along South line of last mentioned parcel 260 feet to the Southwest corner thereof; thence North along the West line thereof 128 feet to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying with the right of way of the Klamath Falls-Malin Highway.

ALSO EXCEPTING THEREFROM the following described portions thereof:

1. That portion thereof conveyed to the United States of America by deed recorded on page 509, of Volume 29, Deed Records of Klamath County, Oregon, and on page 6 of Volume 88 said record of Deeds.
2. That portion thereof conveyed to Klamath County, Oregon, by deed recorded on page 629 of Volume 75 of Deed Records of Klamath County, Oregon.
3. That portion thereof conveyed to the United States of America by instrument recorded on page 308, of Volume 229, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion lying South of the North right of way line of the No. 1 drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Sept. A.D., 19 93 at 3:37 o'clock P. M., and duly recorded in Vol. 13th day  
of Deeds on Page 23532 X93

FEE \$35.00

Evelyn Biehn County Clerk  
By William M. Biehn