

**MOUNTAIN TITLE COMPANY**

**MOUNTAIN TITLE COMPANY**

## NEARBY

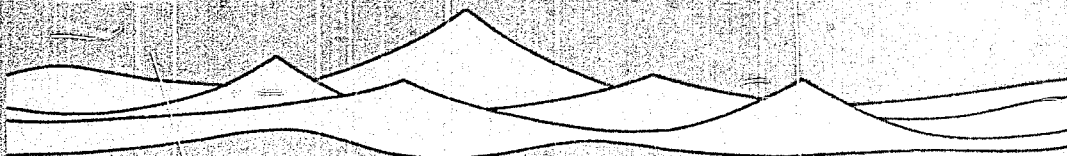
WARRANTY DEED  
MTC 31742-HF

KNOW ALL MEN BY THESE PRESENTS, that EDWARD J. HAYES, JR. also known as  
EDWARD J. HAYES and SHIRLEY G. WRIGHT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. WEBB and WANDA D. WEBB, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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."* **AND TO DETERMINE ANY**

check with the appropriate city or county planning department to verify approved uses." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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

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.

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 \$ 26,000.00

*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 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 Jan, 1994;  
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.

order of its board of directors.

STATE OF OREGON, )  
County of ) ss.

Edward J. Hayes  
EDWARD J. HAYES  
Shirley G. Wright  
SHIRLEY G. WRIGHT

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss  
19\_\_

Personally appeared the above named  
EDWARD J. HAYES  
SHIRLEY G. WRIGHT

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

Before me:

Notary Public for Oregon  
My commission expires:

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)

~~EDWARD J. HAYES and SHIRLEY G. WRIGHT~~

23793 MOONGLOW CT.  
RAMONA CA 92065

GRANTOR'S NAME AND ADDRESS  
MICHAEL S. WEBB and WANDA D. WEBB

PO Box 74  
MAIN OR 97632

**MICHAEL S. WEBB and WANDA D. WEBB**

PO BOX 74  
MAIN DE 07103

MAIL A CHANGE IS REQUESTED ALL PAY STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

**MICHAEL S. WEBB and WANDA D. WEBB**

PO Box 74  
MAUN PR 97632

STATE OF OREGON.

~~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

**MOUNTAIN TITLE COMPANY**

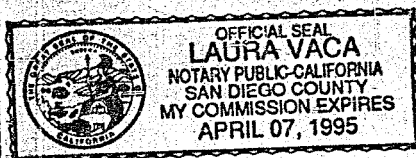
**EXHIBIT "A" LEGAL DESCRIPTION**

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with plastic cap on the South line of the S1/2 N1/2 of said Section 27, from which the West 1/4 corner of said Section 27 bears North 89 degrees 53' 51" West 1118.94 feet; thence North 27 degrees 34' 00" East 740.75 feet; thence South 89 degrees 53' 43" East 3811.45 feet to the East line of said Section 27; thence South 01 degree 18' 19" West 657.27 feet to the East 1/4 corner of said Section 27; thence North 89 degrees 53' 51" West 4139.28 feet to the point of beginning, with bearings based on survey No. 3358, as recorded in the office of the Klamath County Surveyor. SUBJECT TO, a 30 foot road easement along the Westerly line.

**ALL-PURPOSE ACKNOWLEDGMENT**State of CALIFORNIACounty of SAN DIEGOOn JANUARY 6<sup>th</sup> 1994 before me,LAURA VACA - NOTARY PUBLIC  
NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"personally appeared EDWARD J. HAYES AND SHIRLEY G. WRIGHT  
NAME(S) OF SIGNER(S)

☐ personally known to me • OR • ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

*Laura Vaca*  
SIGNATURE OF NOTARY

**OPTIONAL SECTION****CAPACITY CLAIMED BY SIGNER**

Though statute does not require Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(ES)

STATE OF OREGON: COUNTY OF KLAMATH: **OPTIONAL SECTION**

Filed for record at request of Mountain Title Co the 12th day  
of Jan A.D. 19 94 at 3:27 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 1266.

Evelyn Biehn County Clerk  
By *Debbie Mickelson*

FEE \$35.00