

75716

WARRANTY DEED

MTC 32591-JN

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS LODGE NO. 1106, LOYAL ORDER OF MOOSE, an Oregon non-profit corporation, who took title as LOYAL ORDER OF MOOSE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SONIA ANN FOSTER 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:

PLEASE SEE EXHIBIT "A" ATTACHED

**continue Grantor: LODGE 1106, a Non-Profit Corporation

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 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 71,500.00. ~~Having the above consideration paid for this transfer, stated in terms of dollars, is \$ 71,500.00. The grantor hereby warrants and forever defends 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.~~

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 4 day of February, 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.

STATE OF OREGON,

County of _____) ss.

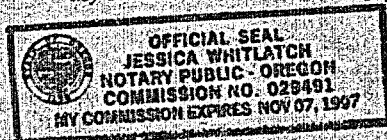
Personally appeared the above named _____

LELAND KOEPKE, GOVERNORELVIE BEEDY, ADMINISTRATOR FORKLAMATH FALLS LODGE NO. 1106and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jessica Whitlatch

Notary Public for Oregon

My commission expires: 11/1/97

BY:

KLAMATH FALLS LODGE NO. 1106, LOYAL ORDER OF MOOSELELAND KOEPKE, GOVERNORELVIE BEEDY, ADMINISTRATOR

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)

KLAMATH FALLS LODGE NO. 1106, LOYAL ORDER OF MOOSE

GRANTOR'S NAME AND ADDRESS

SONJA ANN FOSTER6505 HIGHWAY 66KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

SONJA ANN FOSTER6505 HIGHWAY 66KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

SONJA ANN FOSTER6505 HIGHWAY 66KLAMATH FALLS, OR 97601

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 file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

#32091-JW

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that land described in Deed Volume M77 at Page 1623, as recorded in the Klamath County Deed Records, which is North 12 degrees 14' 37" West 536.95 feet from the South quarter corner of said Section 1; thence South 04 degrees 59' 24" West 496.30 feet to the Northerly right of way line of Hilyard Avenue; thence North 89 degrees 53' West along said right of way line, 441.00 feet, more or less to the Westerly line of that land described in Deed Volume 124 at Page 409, as recorded in the Klamath County Deed Records; thence Northerly along said Westerly line, North 52 degrees 37' East 115.7 feet, North 01 degrees 37' East 129.6 feet, North 06 degrees 37' East 137.0 feet, North 26 degrees 27' East 215.0 feet, North 01 degrees 13' East 77.92 feet; thence South 67 degrees 44' East 297.55 feet, more or less; to the point of beginning, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

Reserving therefrom a utility easement 10 feet in width along the Northern boundary of said parcel for the benefit of South Suburban Sanitary District and any other public utility for underground utility lines.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day
of Feb A.D., 1994 at 2:55 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 4294.

Evelyn Biehn : County Clerk

By Danline Mulholland

FEE \$35.00