

76278

02-17-94A09:45 RCVD

MTC 1396-6871

WARRANTY DEED

Vol. 94 Page 5277

KNOW ALL MEN BY THESE PRESENTS, That Harry Aldridge and Audrey Aldridge, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Harry Aldridge and Audrey Aldridge, Trustees of the Aldridge Family Trust, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears South 89° 28' West along the said roadway center line 847.2 feet and South 0° 09' East along the North and South center line of said Section as marked on the ground by a well established fence 1663.6 feet; thence running from said beginning point South 0° 16' East 341.0 feet, more or less, to a point in the South boundary line of the S½ of NW¼SE¼ of the said Section 11; thence South 89° 31½' East along the said boundary line 127.3 feet; thence North 0° 16' West 343.3 feet; more or less, to the center line of the before mentioned roadway, thence 89° 28' West 127.3 feet, more or less, to the point of beginning.

"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 grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantors will warrant and forever defend the said premises and every party of 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 Love and Affection.

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 undersigned grantors, have executed this instrument this 10th day of February, 1994.

Harry Aldridge
Harry Aldridge

Audrey Aldridge
Audrey Aldridge

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Harry Aldridge and Audrey Aldridge and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me, [Signature]
Notary Public for Oregon
My Commission Expires _____

Harry Aldridge and Audrey Aldridge

Grantors

Harry Aldridge and Audrey Aldridge,
Trustees of the Aldridge Family Trust,

Grantees.

After recording return to:
Harry Aldridge and
Audrey Aldridge
5240 Bristol
Klamath Falls, OR 97601

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

STATE OF OREGON, County of Klamath) ss.
STATE OF OREGON,
County of Klamath
Filed for record at request of: Mountain Title Co
on this 17th day of Feb A.D. 19 94
at 9:45 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 5277
Evelyn Biehn County Clerk
By [Signature] Deputy.

Fee, \$30.00

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.