

WARRANTY DEED

WARRANTY DEED
MTC 38262-KR

SEE 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 instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY

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

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.

record and those apparent upon the land, if any, as the date of this deed except those of

record and those apparent upon the land, if any, as the date of this deed except those of grantor will warrant and defend.

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 title of the said deceased, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 87,500.00

[illegible]

In Witness Whereof, the grantor has executed this instrument this 15th day of June, 2018.

In Witness Whereof, the grantor has executed this instrument this 15th day of April, 19 94; 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 _____)
I, _____,
Secretary of said _____,
do hereby certify that _____
is duly qualified and entitled to exercise the powers and
duties of said _____.

STATE OF OREGON,)
County of Klamath) ss.
April 15, 1994.

GARY RICHARD PETERSON
Darlean Denise Peterson
DARLEAN DENISE PETERSON

Personally appeared the above named _____
GARY RICHARD PETERSON
DARLEAN DENISE PETERSON


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

Before me: W. J. + M. C. 11 STATE OF _____

Before me: Kristi L. Redd STATE OF OREGON, County of _____) ss.
Notary Public for Oregon The foregoing instrument was acknowledged before me this _____

Notary Public for Oregon
My commission expires: 11/16/95

_____ president, and by _____
_____ secretary of _____

 OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

MY COMMISSION EXPIRES NOV. 16, 1995
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)
 GARY RICHARD PETERSON and DARLEAN DENISE PETERSON

GARY RICHARD PETERSON and DARLEAN DENISE PETERSON
1846 SARGENT ST
KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601
GRANTOR'S NAME AND ADDRESS
VERNON L. PORTER and ROBERTA A. PORTER

VERNON L. PORTER and ROBERTA A. PORTER
3131 DERBY
KLAMATH FALLS OR 97603

| | |
|----------------------------|---|
| KLAMATH FALLS OR 97603 | day of _____, 19____. |
| GRANTEE'S NAME AND ADDRESS | at _____ o'clock _____ M., and recorded |
| SPACED RETURN TO: | in book _____ on page _____ or as |

FOR RECORDER'S USE

VERNON L. PORTER and ROBERTA A. PORTER

3131 DERBY

in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.

3131 DERBY
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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

VERNON L. PORTER and ROBERTA A. PORTER
3131 DERRY

VERNON L. PORTER and ROBERTA A. PORTER
3131 DERBY
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

By _____ Recording Officer _____

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

[The page contains faint, illegible markings or bleed-through from the reverse side.]



32262-KR

LEGAL DESCRIPTION

A tract of land situate in the NE1/4NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 707.21 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 41' 13" East a distance of 154.90 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain Ditch; thence North 30 degrees 36' 47" West along said Westerly right of way line of the U.S.R.S. Drain Ditch, a distance of 279.79 feet to an iron pin which marks the intersection of the Westerly right of way line of the U.S.R.S. Drain and the Southerly line of a 60 foot road; thence South 89 degrees 41' 13" West along the Southerly right of way line of the 60 foot road a distance of 16.90 feet to an iron pin which lies on the Easterly right of way line of Derby Street; thence South 01 degree 03' 56" East along the Easterly right of way line of Derby Street a distance of 241.60 feet, more or less, to the point of beginning, said tract being in the NE1/4NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, with bearings based on Minor Land Partition No. 81-6.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of April A.D., 19 94 at 1:37 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 11953.

FEE \$35.00

Evelyn Biehn County Clerk

By Quinn M. Mullen