

MTC 2365 KR
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BERT L. MORGAN and GAILYA MORGAN, husband and wife, and VIVIAN C. FOLEY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD T. BRADLEY and ANITA L. BRADLEY, 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

**VIVIAN C. FOLEY, GRANTOR HEREIN, HEREBY RELINQUISHES ALL HER INTERESTS IN THAT LIFE ESTATE SET OUT IN VOLUME 172, PAGE 4715, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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 \$ 130,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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.

Witness Whereof, the grantor has executed this instrument this 25 day of August, 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 Klamath ss.
August 25, 19 94..

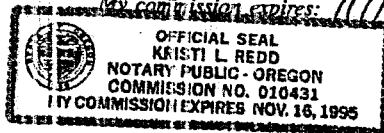
Personally appeared the above named:
BERT L. MORGAN
GAILYA MORGAN
VIVIAN C. FOLEY

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

Before me:

Kristie L. Field
Notary Public for Oregon

My commission expires: 11/15/95



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)

BERT L. MORGAN, GAILYA MORGAN and VIVIAN C. FOLEY

4332 Lombard Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

GERALD T. BRADLEY and ANITA L. BRADLEY

6517 Woods Rd.
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS

GERALD T. BRADLEY and ANITA L. BRADLEY

6517 Woods Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

GERALD T. BRADLEY and ANITA L. BRADLEY

6517 Woods Rd.
Klamath 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

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A parcel in the S1/2 of the SW1/4 of Section 6, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon. Beginning at the SE corner of SW1/4 of Section 6, 600 feet North; thence West 34.0 feet more or less to the NE right-of-way of the old Dalles-California Highway. Thence South 49 degrees 01' East along said right-of-way 417.6 feet; thence South 43 degrees 01' East along said right-of-way 100 feet; thence South 29 degrees 32' East along said right-of-way 100.00 feet. Thence South 22 degrees 29' East 182.3 feet along said right-of-way more or less to the South boundary of Section 6 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Thence East along said South boundary of Section 5, 324.3 feet more or less to point of beginning.

EXCEPT from the above described property, the following: All that part of Lot 2, Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Northeasterly line of the right-of-way of the County road bearing North 600 feet and West 834.0 feet from the quarter corner common to Sections 6 and 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to the point of beginning. Thence East 261.5 feet, thence Southwest at right angle to the County road, 170 feet more or less to the Northeast right-of-way of County road; thence North 49 degrees 20' West 199.0 feet along the

TOGETHER WITH a 1979 SANDP Mobile Home, Oregon License #X162654; 1976 FLTWD Mobile Home, Oregon License #X130590 and 1988 REDMC Mobile Home, Oregon License #X189744 all of which are situate on the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Aug A.D. 19 94 at 11:21 o'clock AM and duly recorded in Vol. M94
of Deeds on Page 26949

FEE \$35.00

Evelyn Biehn County Clerk
By Rosanne Mullendore