

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ALVIN L. FOWLER and NANCY C. FOWLER, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH COUNTY, a political subdivision of the State of Oregon, 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" ATTACHED WHICH IS MADE A PART 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 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 \$ 36,470.00.

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,470.00. If the actual consideration paid for this transfer is not stated in the deed, the deed is void.~~

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 15 day of September, 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 Klamath, ss.September 1, 1994.

Personally appeared the above named

ALVIN L. FOWLER

NANCY C. FOWLER

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

Before me:

Jessie Whitlatch

Notary Public for Oregon

My commission expires: 11-11-97

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

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)

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
COMMISSION EXPIRES NOV 07, 1997

ALVIN L. FOWLER and NANCY C. FOWLER

2124 PATTERSON STREET

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

KLAMATH COUNTY, a political subdivision

3735 Shasta Way

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH COUNTY, a political subdivision

3735 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

KLAMATH COUNTY, a political subdivision

3735 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

of the State of Oregon for record on the _____

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

of the State of Oregon of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____

Recording Officer

Deputy

30457

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of property located in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North, and 30 feet North of the center line of said Highway; thence East 270 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 28th day
of Sept A.D., 19 94 at 2:30 o'clock P.M. and duly recorded in Vol. M94,
of Deeds on Page 30456.

FEE none

Evelyn Biehn County Clerk

By

Pauline M. Henderson