

88990

09-30-94A10:33 RCV

K-47201
WARRANTY DEED

Vol 1994 Page 30629

KNOW ALL MEN BY THESE PRESENTS, That Edward G. and Charlotte L. Tolleson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jason L. and Tiona L. Tolleson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE IS SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to end with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances N/A

and that

grantor will warrant and forever defend the 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 \$1.00

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of Sept., 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.

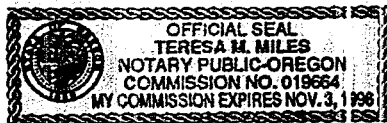
This instrument was acknowledged before me on September 28, 1994, by Edward G. and Charlotte L. Tolleson

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Teresa M. Miles

Notary Public for Oregon

My commission expires 11-3-96

Edward G. and Charlotte L. Tolleson
5651 Hwy 97 N.

Klamath Falls, Oreg. 97601

Grantor's Name and Address

Jason L. and Tiona L. Tolleson

1926 Carlson Dr.

Klamath Falls, Oreg. 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jason L. and Tiona L. Tolleson

1926 Carlson Dr.

Klamath Falls, Oreg. 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Jason L. and Tiona L. Tolleson

1926 Carlson Dr.

Klamath Falls, Oreg. 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

EXHIBIT "A"

A tract of land lying in the North one-half of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49 minutes West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence South 6 degrees 02 minutes West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02 minutes West a distance of 270 feet; thence North 89 degrees 49 minutes West a distance of 625.1 feet, more or less to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11 degrees 36 minutes West following the Easterly right of way line of the new Dalles-California Highway to an iron pin, which pin lies North 89 degrees 49 minutes West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49 minutes East a distance of 708.6 feet to the said true point of beginning.

CODE 191 MAP 3809-7CO TL 4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 30th day
of Sept A.D. 19 94 at 10:33 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 30629.

FEE \$35.00

Evelyn Biehn - County Clerk

By *Pauline Miller*