

93373

Grater Tide Insurance Co.

MTC 34394

01-09-95 01:42 RCVD

Vol. mas Page 525**WARRANTY DEED**

BOYD L. COLLINS and KIM COLLINS, Husband and wife as tenants by the entirety Grantor, conveys and warrants to JAMES G. RUNKLE and ANN E. RUNKLE, Husband and wife as tenants by the entirety; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Easements of record, Rights of way of record, Rights of the public within the limits of public roadways, and/or rights of private parties within existing roadways or driveways,

The true consideration paid for this conveyance is SEVENTY SEVEN THOUSAND AND 00/100 (\$77,000.00). () However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 4 day of July, 1994.

Boyd L. Collins
BOYD L. COLLINS

Kim Collins
KIM COLLINS

STATE OF OREGON)

County of _____)

ss.

This instrument was acknowledged before me on the _____ day of _____, 1994 by BOYD L. COLLINS and KIM COLLINS

(seal)

Notary Public for Oregon
My commission expires: _____

Until a change is requested,
send all tax statements to:

same

Return document to:

Grater Tide

P.O. BOX 200

Madford, OR 97501

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Solano

On Jan 5, 1994 before me, Colleen Stillman, Notary Public

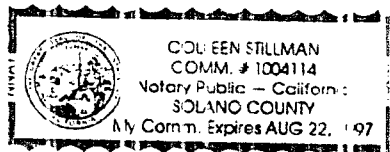
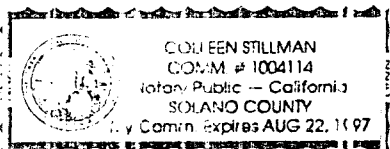
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Boyd L Collins and Kim Collins

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Colleen Stillman
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1 attachment
NUMBER OF PAGES

1/4/95
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT 'A'

LEGAL DESCRIPTION

A parcel of land situated in the W1/2 of the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2" pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0 degrees 38' East along the Section line a distance of 442.3 feet to the true point of beginning; thence North 89 degrees 59' 31" East, 329.42 feet; thence South 0 degrees 39' 49" East 330.25 feet; thence North 89 degrees 56' 51" West 329.60 feet to a point on the West section line; thence North 0 degrees 38' 00" West along the Section line 329.00 feet to the true point of beginning.

TOGETHER WITH an easement 40 feet in width for roadway purposes over and across the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, extending from the Southernly line of the above described real property Southward along the West section line of said Section 27, to the South line of the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co. the 9th day
of Jan A.D. 19 95 at 1:42 clock P M., and duly recorded in Vol. M95
of Deeds on Page 125.

FEE \$40.00

Bernetha J. Letsch County Clerk

By Dorlene Mulendore