

95486

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
CHARLES S. ALEXANDER

hereafter called the grantor, for the consideration hereafter stated, to grantor paid by

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

**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."*

1b Have and to Hold the same unto the said grantor 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 \$ 30,000.00  
 Furthermore, the actual consideration paid for includes the property or value interest provided which is the entire  
 part of the consideration under the sale. (The sentence: "no consideration symbol is from applicable statute" has been deleted.)  
 SSS4195-03-0330 (X)

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.

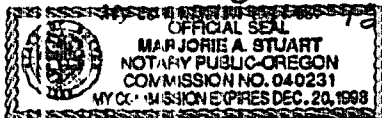
In Witness Whereof, the grantor has executed this instrument this 16th day of February, 1995;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by  
order of its board of directors.

STATE OF OREGON.  
County of Klamath  
February 16 1994

Personally appeared the above named  
CHARLES S. ALEXANDER

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ his voluntary act and deed.

Before me Gregory A. Stiles  
Notary Public for Oregon



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

19 bv

president, and by \_\_\_\_\_

Secretary of \_\_\_\_\_

a corporation, on behalf of the corporation.

11. Explain the following:

CHARLES S. ALEXANDER  
JOY MC LAUGHLIN  
KAMATH FALLS, OR 97601  
GRANTOR'S NAME AND ADDRESS

KENNETH E. JOOD  
P O. BOX 51  
BROOKINGS, OR 97415

GRANTOR'S NAME AND ADDRESS  
SINNETH E. WOOD

9. O. BOX 50  
BROOKINGS, OR 97415

KENNETH E. WOOD  
P.O. BOX 511

BOOKINGS. OR 97415  
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

**MOUNTAIN TITLE COMPANY**

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EXHIBIT "A"  
LEGAL DESCRIPTION

4354

Beginning at a point on the North line of Home Avenue, 50 feet East from the Southeast corner of Lot 1 in Block 25 of INDUSTRIAL ADDITION TO KLAMATH FALLS, OREGON; thence Easterly along the North line of Home Avenue 50 feet; thence due North to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the Southerly line of said right of way to the point of beginning; being a portion of that part of the NE1/4 of the NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of the main canal of the U.S.R.S.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountaineer Title Co. the 27th day  
of Feb A.D. 19 95 at 3:16 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 4353

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Deputy Clerk