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MOUNTAIN TITLE COMPANY

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## MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That .

JACK C. DAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHYLLIS C. SHIDLER , 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 <u>KLAMATH</u> 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. to have and to now the same who and with said grantee and grantee's heirs, successors and assigns, that grantor And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor except those of is lawfully seized in fee simple and the above granted premises, free from all encumbrances and that

record and those apparent upon the land, if any, as the date of this deed grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims

grantor will warrant and jorever aejend the said premises and every part the above described encumbrances. and demands of all persons whomsoever, except those claiming under the above described encumbrances. 52,000.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ MAX TO DESCRIPTION OF A DESCRIPTIO I I ANY I A ANALY A

In construing this deed and where the context so requires, the singular includes the plural and all grammatical Set CARS AS COCKEXXX 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 \_\_\_\_\_ day of \_\_\_\_\_, 19 20

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.

C. DAVIS A JACK STATE OF OREGON AMALL Personally appeared the above named JACK C. DAVIS and acknowledged the foregoing instrument voluntary act and deed. to be. ) \$5. STATE OF OREGON, County of \_ The foregoing instrument was acknowledged before me this Before me: Notary Public for/Oregon , 19 , by president, and by My commission expires: 12/20/98 \_ secretary of OFFICIAL SEAL MARJORIE A. STUART NOTARY PUBLIC-OREGON COMMISSION NO.040231 MY CA-MISSION EXPIRES DEC.20, corporation, on behalf of the corporation. Notary Public for Oregon. (SEAL) My commission expires: STATE OF OREGON, JACK C. DAVIS 55. 0146 Onoil County of. I certify that the within instrument was NOU received for record on the . SHIDLER , 19 PHYLLIS C. day of ten \_\_\_\_M., and recorded 2622 o'clock at 80 DK alls or as a TE RESERVED on page. in book. number file/reel HUR Record of Deeds of said county. RECORDER'S USE PHYLLIS C. SHIDLER Witness my hand and seal of County Achai 22622 affixed. Fail ima shall be sent Recording Officer SHIDT.ER

MOUNTAIN TITLE COMPANY

By

#### EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of Tract 32 of INDEPENDENCE TRACTS, as shown upon the official plat thereof, and running thence South 0 degrees 13' East, along the Westerly line of Tracts 32, 31 and 30 of said Independence Tracts, a distance of 171.72 feet, more or less, to the Southwest corner of Tract 30; thence South 71 degrees 27' East, along the South line of said Tract 30, a distance of 89.3 feet; thence North 0 degrees 13' West a distance of 182.82 feet; more or less to an iron pin in the Northerly line of Tract 32; thence North 78 degrees 23' West along the North line of said Tract 32, a distance of 86.33 feet to the place of beginning.

### STATE OF OREGON: COUNTY OF KLAMATH : ss.

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Filed for record at request of <u>March</u>	A.D., 19 95 at 10:44		nd duly recorded in Vol.	M95,
···	of <u>Deeds</u>	on Page ( ) Be	metha G. Letech, County	/ Clerk
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