

12946

WARRANTY DEED

Vol. 1996 Page 3346

KNOW ALL MEN BY THESE PRESENTS That Sheridan L. Scott, an estate in fee simple, and Trudy K. Evans and Harold W. Dearborn, as initial Trustees for the Brown Family Trust A, as Tenants in Common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wanda Thompson, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 ATTACHED EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances other than exceptions 1 -10 of Aspen Title Preliminary Title Report #32227.

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 \$ 465,000.00

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 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 day of , 19 ; 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.

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.

Sheridan L. Scott
Trudy K. Evans, Co-Trustee
Harold W. Dearborn, Co-Trustee

STATE OF OREGON,
County of Klamath ss.
June 24, 1988

STATE OF OREGON, County of) ss.
, 19

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named
Sheridan L. Scott, Trudy K. Evans, Co-Trustee and Harold W. Dearborn, Co-Trustee

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-23-89

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
(If executed by a corporation, affix corporate seal)

Sheridan L. Scott, Trudy K. Evans, Co-Trustee, Harold W. Dearborn, Co-Trustee
Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS
Wanda Thompson
Brookings, OR
GRANTEE'S NAME AND ADDRESS
After recording return to:
John C. Babin
Attorney at Law
P.O. Box 1600
Brookings, OR 97415
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
John C. Babin
Attorney at Law
P.O. Box 1600
Brookings, OR 97415
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/roll/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By Deputy

EXHIBIT "A"

PARCEL 1:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South to the Southeast corner of the N 1/2 N 1/4 SE 1/4 of Section 11; thence continuing South 150 feet; thence West 30 feet to the Westerly right of way line of Homedale Road, to the true point of beginning; thence West 534 feet; thence North 150 feet; thence West 756 feet more or less to the Westerly line of the NW 1/4 SE 1/4; thence South 358 feet more or less to a well established fence line; thence East 756 feet more or less, along said fence line to the Southwest corner of that property described in Deed Volume 162 at page 35, Deed Records of Klamath County, Oregon; thence North 120 feet; thence East 534 feet more or less to the Westerly right of way line of Homedale Road; thence North 88 feet, more or less to the point of beginning.

PARCEL 2:

The West 324 feet of the following described real property:

Beginning at the Northeast corner of the S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning, SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

PARCEL 3:

Beginning at the Northeast corner of the S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the center line of Homedale Road 238 feet; thence West 30 feet to a point on the Westerly right of way line of Homedale Road to the true point of beginning; thence West 534 feet to a point; thence South to the North line of that tract of land described in Deed Volume 267 at page 496 Deed Records of Klamath County, Oregon; thence Easterly along the Northerly line of said Deed Volume 267 at page 496 and also along the North line of that tract described in Volume M-67 at page 7962, Microfilm Records of Klamath County, Oregon, to the Westerly right of way line of Homedale Road; thence North to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 5th day
of Feb A.D., 19 96 at 11:01 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3346

FEE \$35.00

Bernetha G. Eisch, County Clerk
Bernetha G. Eisch