

5-73 MC 244K

Vol. 69 Page 18338

KNOW ALL MEN BY THESE PRESENTS, That
EARL E. DARROW and VIOLA J. DARROW, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BARBARA A. VINICKY, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the lineaments, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of 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 \$ 15,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND AS OF THE DATE OF THIS DEED~~

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 28th day of September, 19 89; 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.

Earl E. Darrow
EARL E. DARROW

Viola J. Darrow
VIOLA J. DARROW

STATE OF OREGON,)
County of Klamath) ss.
September 28, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19 ____

Personally appeared the above named
EARL E. DARROW and VIOLA J. DARROW

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 _____ a corporation,

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

EARL E. DARROW and VIOLA J. DARROW
7626 Booth Rd.
Klamath Falls, OR 97603

BARBARA A. VINICKY
4480 Pine Grove Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ A.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

MOUNTAIN TITLE COMPANY

MTC No: 22242-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 N1/2 NW1/4 NE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of said S1/2 N1/2 NW1/4 NE1/4 (Hereinafter referred to as "parcel") from which the Southwest corner thereof lies Westerly 741.8 feet; thence 1st, Northerly, parallel to the West line of said parcel, 330 feet, more or less, to the North line thereof; thence 2nd, Easterly, along said North line to the Northeast corner of said parcel; thence 3rd, Southerly, along the East line of said parcel, 330 feet, more or less, to the Southeast corner thereof; thence 4th, Westerly along the South line of said parcel, to the point of beginning.

Together with a perpetual nonexclusive easement for road and utility purposes, and purposes incidental thereto for ingress and egress and right of way over the following described property:

The Northerly 30 feet of the S1/2 N1/2 NW1/4 NE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within Parcel 1 as set forth in that Bargain and Sale deed dated January 15, 1979, as more fully set forth in agreement and easement recorded January 15, 1979 in Volume M79 at page 1088 and re-recorded August 25, 1980 in Volume M80 at page 16484, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 01600 00600

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co. the 29th day
of Sept. A.D. 1989 at 8:57 o'clock AM, and duly recorded in Vol. M89
of Deeds on Page 18338

Evelyn Biehn County Clerk

FEE \$13.00

By: Paul J. Mulholland