

20669

WARRANTY DEED

Vol. 1401 Page 19518

KNOW ALL MEN BY THESE PRESENTS, that CALLIE E. CELESTE now CALLIE E. CRAIN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY DALE PARKER, 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 premisses, free from all encumbrances see attached Exhibit "B"

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 \$ 20,000.00

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 17 day of June, 1989; 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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Callie E. Celeste now Callie E. Crain
CALLIE E. CELESTE now CALLIE E. CRAIN

STATE OF OREGON,
County of Klamath
June 17, 1989

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

Personally appeared the above named CALLIE E. CELESTE now CALLIE E. CRAIN

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 _____

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

_____, a corporation, 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) *Christine D. ...*

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

Callie E. Celeste now
Callie E. Crain
510 Pine Tree Drive, KF 97603
GRANTOR'S NAME AND ADDRESS

Larry Dale Parker
3861 Anderson
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Larry Dale Parker
P.O. Box 1526
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as change

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

LEGAL DESCRIPTION

The East 90 feet of the West 180 feet (as measured along at right angles to the South line) of the following parcel:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron pin which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of the Southwesterly line of the Klamath Irrigation District Lateral A-3-F.

Tax Account No: 3909 015AA 13100

EXHIBIT "A"

Covenant of Seller. Seller covenants that Seller is the owner of good and marketable title to the Property free of all liens and encumbrances, except:

a. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

b. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

c. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

d. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

e. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

f. An easement created by instrument, subject to the terms and provisions thereof,

Recorded: November 26, 1943
Volume: 180, Pg. 151, Records of Klamath County, Oregon
In favor of: Rose M. Poole
For: Ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners.

g. Warranty Clearance Easement, in favor of the United States of America, recorded June 12, 1964 in Volume 353, page 455, Records of Klamath County, Oregon.

h. An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 15, 1969
Recorded: September 24, 1969
Volume: M69, Page 3242, Microfilm Records of Klamath County, Oregon
In favor of: South Suburban Sanitary District
For: Sewer

i. Subject to the terms and provisions of instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."

j. A perpetual non-exclusive easement for access purposes, as contained in Warranty Deed from Ronald E. Phair and Lorraine Phair, husband and wife to David J. Davis and Norma B. Davis, husband and wife, recorded June 27, 1979 in Volume M79, page 15179, Microfilm Records of Klamath County, Oregon, and re-recorded July 3, 1979 in Volume M79, page 15851, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

EXHIBIT "B", Filed for record at request of:

AmeriTitle
on this 1st day of July A.D. 1996
at 11:46 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 19518.
Bernetha G Letsch, County Clerk
By Cheryl Swann Deputy.
Fee. \$40.00