

WARRANTY DEED

CE 3604

Vol M99

Page

26027

KNOW ALL MEN BY THESE PRESENTS, That DONALD JACK NEIL, Jr. a single man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH JAMES WILSON, ~~a single man~~ *ON TR.*, 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 legal description, made a part hereof and marked exhibit A.

1999 JUN 30 AM 11:10

DONALD JACK NEIL JR.

PO Box 112

Chemult, OR 97731

GRANTOR'S NAME AND ADDRESS

KENNETH JAMES WILSON

PO Box 170

Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

KENNETH JAMES WILSON

P.O. Box 170

Chemult, OR 97731

NAME, ADDRESS, ZIP

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

Kenneth James Wilson

PO Box 170

CHEMULT, OR 97731

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 on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

Recording Officer

By

Deputy.

To 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 of the above granted premises, free from all encumbrances, except easements and restrictions of record and those appearant on the face of the land

and grantor will

warrant and forever defend the above granted 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 \$ 60,601.95*

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ 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 MARCH, 19 85; 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.

*includes contract assignment,
amount is as of 3-11-85, int. to 2-12-85

DONALD JACK NEIL JR.

STATE OF OREGON,)
) ss.

County of KLAMATH)
March 11, 19 85.

Personally appeared the above named
DONALD JACK NEIL JR.

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

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.

Personally appeared , 19

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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Order No. K-37583

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19°24' East a distance of 359.2 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19°24' East along the Easterly right of way line of the Dalles-California Highway a distance of 145 feet to an iron pin; thence North 70°36' East a distance of 321.8 feet to an iron pin on the Westerly right of way line of the Southern Pacific Railroad; thence North 20°54' West along the Westerly right of way line of the Southern Pacific Railroad a distance of 145 feet, more or less, to an iron pin; thence South 70°36' West a distance of 318.0 feet, more or less, to the point of beginning, said tract containing 1.06 acres, more or less, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamete Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING the following parcel of land: Beginning at the Southwest corner of the above described tract, running thence North 70°36' East a distance of 100 feet; thence North 19°24' West, parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70°36' West 100 feet to the Easterly line of said highway; thence South 19°24' East 16.5 feet to the point of beginning, all in Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 6/30/99, at 11:10 a. m.
In Vol. M99 Page 26027

Linda Smith,
County Clerk

Fee \$ 40 - KR