

MOUNTAIN TITLE COMPANY

4741 MTC 1396-2860
MTC-22094P

WARRANTY DEED

Vol. m89 Page 16516

KNOW ALL MEN BY THESE PRESENTS, That VERONA DAHLER & DELBERT A. SCHOLER, not as tenants in common but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND F. MULKEY & ALICE E. MULKEY, husband and wife or the survivor thereof, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See legal description as it appears on Exhibit "A" attached hereto and made a part hereof.

1 JUN 18 PM3:14

"This instrument will not allow use of the property described in this instrument in violation of applicable land 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 those of record and apparent upon the land, if any, 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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of August, 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.

Verona P. Dahler
Verona Dahler

Delbert A. Scholer
Delbert A. Scholer

STATE OF OREGON,)
County of Klamath) ss.
8/29, 1989

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 Verona Dahler & Delbert A. Scholer

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Before me:
(OFFICIAL SEAL) Timelaffner
Notary Public for Oregon
My commission expires: 8/16/92

VERONA DAHLER & DELBERT A. SCHOLER
c/o Mr. Laurel
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

RAYMOND F. & ALICE E. MULKEY
4603 Busbee
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
RAYMOND F. & ALICE E. MULKEY
4603 Busbee 3738 Biobee
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
RAYMOND F. MULKEY & ALICE E. MULKEY
4603 Busbee 3738 Biobee
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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 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

By Recording Officer
Deputy

16517

29073

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12 in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING Commencing at the N.W. corner of Lot 12 in Block 7 of Altamont Acres; thence Southerly along the Westerly line of said Lot 12 Block 7 Altamont Acres a distance of 141.8 feet; thence Easterly along the Southerly line of said Lot 12, Block 7 Altamont Acres distance of 186 feet; thence Northerly parallel to the Westerly line of said Lot 12 Block 7 Altamont Acres a distance of 91.8 feet; thence Westerly parallel with the Northerly line of Lot 12 Block 7 Altamont Acres a distance of 93 feet; thence Northerly parallel to the Westerly line of lot 12 Block 7 Altamont Acres a distance of 50 feet; thence Westerly along the Northerly line of Lot 12 Block 7 Altamont Acres a distance of 93 feet to the point of beginning.

ALSO SAVING AND EXCEPTING any portion lying within the right of way of Bisbee Street.

Tax Account No: 3909 010AC 04400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of Sept. A.D., 19 89 at 12:49 o'clock PM. and duly recorded in Vol. M89,
of Deeds on Page 16516

Evelyn Biehn County Clerk

FEE \$13.00

By Linda Smith

INDEXED
D. V. L.

State of Oregon, County of Klamath
Recorded 06/18/01, at 3:14 p.m.
In Vol. M01 Page 29072
Linda Smith,
County Clerk Fee \$ 10⁰⁰ RR