

MTCTA799-MS

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

2007-012730

Klamath County, Oregon



00027166200700127300020021

07/18/2007 11:31:41 AM

Fee: \$26.00

After Recording Return To:

Gerald and Janice Warren
PO Box 188
Midland, Oregon 97634

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Achten, Dennis M and Anne S

3. Indirect Party (Grantee):

Redd, George Michael and Kimberly Ann

4. True and Actual Consideration Paid:

\$23,000.00

5. Legal Description:

See attached document

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MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS M. ACHTEN and ANNE S. ACHTEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE MICHAEL REDD and KIMBERLY ANN REDD, husband and wife, 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: A parcel of land situated in Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Section corner common to Sections 4, 5, 32 and 33; thence South 89° 59' 41" East 330.56 feet to the point of beginning; thence continuing South 89° 59' 41" East, 991.70 feet to a point; thence North 00° 18' 17" East 924.56 feet to a point; thence in a Westerly direction parallel to the South line of Section 33, 987.72 feet to a point on the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 33; thence South 00° 33' 03" West, 926.85 feet to the point of beginning.

(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 except those of record and apparent upon the land;

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 \$23,000.00. 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 ①, 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 28th day of July, 1978; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 28, 1978

Personally appeared the above named Dennis M. Achten and Anne S. Achten

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

Before me: *[Signature]*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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 _____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald & Janice Warren
P. O. Box 188
Midland, OR 97634

NAME, ADDRESS, ZIP

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

Same - no change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

Recording Officer

By _____ Deputy