

1967

M71 PAGE 252

KNOW ALL MEN BY THESE PRESENTS, That C. W. Reeve and Leona M. Reeve, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Melvin L. Ferguson and Jean C. Ferguson, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

N $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Save and except a 30 ft. strip of land on the east side, also a 30 ft. strip of land on the West side for public roads.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Easements of Record

and that 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 \$ 2500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 7th day of January, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.

County of Deschutes

January 7, 1971

Personally appeared the above named C. W. Reeve and Leona M. Reeve

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

(OFFICIAL SEAL)

Before me: [Signature]

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of } ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

C. W. Reeve
Leona M. Reeve

TO

Melvin L. Ferguson
Jean C. Ferguson

AFTER RECORDING RETURN TO
7292 Wilson Circle
Buena Park, Calif.

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of January, 1971, at 11:15 o'clock AM, and recorded in book M71 on page 252 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By [Signature] Deputy

Fee \$1.50

No.

716

\$ 900.00
One year
to the order
Oregon
with interest
at maturity
attorney's fees
able attorney's fees
may be fixed by
to be paid

FORM No. 139—NOTE—Short P