

1-1-74

87592

WARRANTY DEED

Vol. 14 Page 4390

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CHANEY and WILDA L. CHANEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW D. HARKEY and PHYLLIS HARKEY, 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:

An undivided one-half interest in and to: Lot 1, Block 1, of Tract 1043, Resubdivision of a Portion of Tract 11 & all of Tract 28, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes & assessments; liens & assessments of Klamath Project & Enterprise Irrigation District, & regulations, easements, contracts, water & irrigation rights in connection therewith; charges & assessments of South Suburban Sanitary District; reservations, restrictions, easements, rights of way of record, & those apparent on the land; charges & assessments of Enterprise Irrigation District.

(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 as above set forth

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 \$ 10.00

However, the actual consideration consists of by including other property by being given or promised which is the whole consideration (indicate which) (The sentence between the symbols // if 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 4 day of April, 1974; 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 _____

STATE OF OREGON, } ss.

County of Klamath

Personally appeared _____

and

April 4, 1974

Personally appeared the above named James E. Chaney & Wilda L. Chaney,

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

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:

(SEAL) _____
Notary Public for Oregon
My commission expires: 9-26-77

Notary Public for Oregon
My commission expires:

(SEAL)

James E. & Wilda L. Chaney
6402 S. 6th Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Andrew D. & Phyllis Harkey
2615 Patterson
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

P. K. Reiskell
538 Main

NAME, ADDRESS, ZIP

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

Andrew D. & Phyllis Harkey
2615 Patterson
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of APRIL, 1974, at 2:58 o'clock P.M., and recorded in book M. 74 on page 4390 or as file/reel number 87592.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Hayes* Deputy

FEE \$ 2.00