

1-1-74

89351

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MAURICE DELANE SPILLANE

GEORGE A.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by APPELEGATE, 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 tract of land described as follows: Beginning at a point which lies N 1° 12' W a distance of 331.4 feet along the section line, and N 88° 57' E a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to section 10 and 11, Twp. 39 S., R. 9 E.W.M., and running thence; continuing N 88° 57' E a distance of 67.5 feet to a point; thence N 1° 12' W parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence S 88° 58' W along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence S 1° 12' E a distance of 331.4 feet, more or less, to the point of beginning, being in the S 1/2 SW 1/4 NW 1/4 of Section 11, Twp. 39 S., R. 9 E.W.M., EXCEPTING THEREFROM that portion lying within Winter Avenue.

SUBJECT TO: All future real property taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Klamath Irrigation District & South Suburban Sanitary District, reservations, restrictions, easements & rights of way of record, and those apparent on the land;

(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, Trust Deed, dated 6/13/72, recorded 6/23/72 in Book M-72 at page 6818, Microfilm Records, executed by Robert L. & Mary J. Graham to Transamerica Title Insurance Co., trustee for beneficiary First Bank Mortgage Corporation, a Washington corporation, which Grantee assumes,

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 \$9,500.00

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 21st day of May, 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)

Marlene T. Addington

Notary Public for Oregon

My commission expires 3-21-77

STATE OF OREGON,

County of Klamath

May 21, 1974

Personally appeared the above named Maurice Delane Spillane

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

Before me:

(SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires:Notary Public for Oregon
My commission expires:

Maurice Delane Spillane

GRANTOR'S NAME AND ADDRESS

George A. Applegate

GRANTEE'S NAME AND ADDRESS

George A. Applegate

After recording return to:

George A. Applegate

5415 Harlow

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First Bank Mortgage Corp

Securities Building

Seattle, Washington 98101

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KIAMATH

I certify that the within instrument was received for record on the 29th day of MAY, 1974, at 3:42 o'clock P.M., and recorded in book M-74 on page 6598 or as file/reel number 89351.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

(Seal) Hazel Dyer Deputy

FEE \$ 2.00

STATE OF
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