

90994

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MONNIETTE GARDNER, formerly MONNIETTE BUCKINGHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLORENCE CALMES

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 situate in the NW $\frac{1}{4}$ of Section 17, T40S, R8E, W. M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8" iron pin on the Easterly right-of-way line of the Keno-Worden County Road, said point being S 00°09'31" E, 1940.23 feet and East, 2316.47 feet from the Northwest corner of said Section 17, thence S46°57'59" E along said Easterly right-of-way line, 40.99 feet; thence N 18°43'06" E, 487.83 feet; thence N 71°16'54" W, 373.94 feet; thence S 28°50'54" E, 218.95 feet; thence N 18°43'06" E, 76.79 feet; thence S 71°16'54" E, 175.00 feet; thence S 18°43'06" W, 110.40 feet; thence S 71°16'54" E, 8.00 feet; thence S 18°43'06" W, 6.00 feet; thence N 71°16'54" W, 8.00 feet; thence S 18°43'06" W, 283.60 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 as above stated, and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record and those apparent on 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 \$ -0-

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 \circ , if not applicable, should be deleted. See ORS 91.030.)

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 24 day of July, 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)

MONNIETTE GARDNER, formerly Monniette Buckingham

STATE OF OREGON

County of Klamath
July 7, 1974

Personally appeared

Personally appeared the above named
Monniette Gardner, formerly
Buckingham

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-19-78Notary Public for Oregon
My commission expires:Monniette Gardner
Box 96
Keno, Oregon

GRANTOR'S NAME AND ADDRESS

Florence Calmes
Box 42
Keno, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
Florence Calmes
Box 42
Keno, Oregon

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

Florence Calmes
Box 42
Keno, Oregon

NAME ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the 14th day of July, 1974, at 11:30 o'clock A. M., and recorded in book 1171 on page 8660 or as file/reel number 90994.

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

By *[Signature]* Recording Officer
Deputy

FEE \$ 2.00

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