

1-174

94109

WARRANTY DEED

Vol. 74 Page 13775

KNOW ALL MEN BY THESE PRESENTS, That T. D. JACKSON and JEANNETTE JACKSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER J. QUINONSKI and HAZEL EARLENE QUINONSKI, 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:

The northerly 10 acres of the property more particularly described as follows: Beginning at a point 413.8 feet North of the Northwest corner of Lot 6, Section 31, Township 39 South, Range 10 E.W.M.; thence East 1823.2 feet to the meander line of Lost River; thence North 1° East 248 feet; thence North 24½° East 242.5 feet along said meander line; thence West 1926.1 feet; thence South 468.4 feet to the place of beginning.

SUBJECT TO: An easement for existing irrigation ditches.

(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 hereinabove 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 \$ 15,000.00

~~However, the above consideration does not include other property or value that has been promised which the whole consideration includes which is to be paid in installments as follows: \$10,000.00 on or before 10/1/74, \$5,000.00 on or before 10/1/75, and \$5,000.00 on or before 10/1/76.~~

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 16 day of June, 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)

T. D. Jackson
Jeanette Jackson

STATE OF OREGON, } ss.

County of KLAMATH

June 16, 1974

Personally appeared the above named

T. D. Jackson and Jeanette Jackson

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 9/2/75

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 be-

half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

R. J. Quinonski
P.O. Box 1341 575 W.
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 21st day of OCTOBER, 1974,

at 4:39 o'clock P.M., and recorded

in book M. 74 on page 13775 or as

file/reel number 94109

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By Hazel Ornel Deputy

FEE \$ 2.00