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94199

13889

FORM No. 433 - WARRANTY DEED (Individual or Corporate)

Vol. 1014 Page 13889

1.1.74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DEVOIR ENTERPRISES, a California Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN ARTHUR AND JOSEPHINE LUCILLE ARTHUR, 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: A parcel of land situated in the NW 1/4 SE 1/4 and NE 1/4 SW 1/4 of Section 23, Township 38, South, Range 8 E.W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwesterly corner of a tract of land described in Deed Volume 338, page 169, records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North 22°32'36" West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North 11°28' East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesterly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, records of Klamath County, Oregon; (con't on reverse)

(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 \$68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not 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 27th day of July August, 19 74. 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.

By: President

By: Secretary

STATE OF OREGON, County of

STATE OF OREGON, County of KERN July Aug. 27, 19 74

Personally appeared Lela L. Pratt and JACK STOKES 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

DEVOIR ENTERPRISES, 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 in voluntary act and deed.

Before me: Notary Public for Oregon My commission expires

Before me: LEE M. FORDARD Notary Public for Oregon California MY COMMISSION EXPIRES MARCH 17, 1977

DEVOIR ENTERPRISES, a Calif. Corp. P. O. Box 105 Bakersfield, California 93302 GRANTOR'S NAME AND ADDRESS

Glen & Josephine Lucille Arthur Route 2, Box 130 Tulelake, California GRANTEE'S NAME AND ADDRESS

After recording return to: Same as below NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Glen & Josephine Arthur Route 2, Box 130 Tulelake, California NAME, ADDRESS, ZIP

STATE OF OREGON, ss. County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number.

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

By Recording Officer Deputy

13890

PROPERTY DESCRIPTION (cont'd)

thence North 78°20' East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to its intersection with the East-West center line of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South 27°44' West to an intersection with the Northeasterly right of way line of Lakeshore Drive; thence Southeasterly along said right of way line to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 21th day of OCTOBER A.D. 1974 at 1:51 o'clock P.M., in

duly recorded in Vol. M 74 of DEEDS on Page 13889

FEE \$ 4.00

W. D. MILNE, County Clerk
By Hazel H. Hays

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