

KNOW ALL MEN BY THESE PRESENTS, That PERRY BROTHERS, Inc.,

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM A. SWITZER and VICKIE SWITZER, husband and wife,

hereinafter called 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 situated in the NW 1/4 of Section 14 Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of Homedale Road, said point being South 00°02'35" East 2289.24 feet and South 89°48'28" West 30.00 feet from the Northeast corner of the SW 1/4 of said Section 14; thence South 00°02'35" East along said right of way line 120 feet to a 5/8 inch iron pin; thence South 89°48'28" West 703.77 feet to a 5/8 inch iron pin on the Easterly right of way line of U.S.B.R. A-3-B Irrigation lateral; thence North 24°44'39" East along said Easterly right of way line to a point which is South 89°48'28" West from the point of beginning; thence North 89°48'28" East along a line parallel to and 120 feet Northerly from the South boundary of the property described herein to the point of beginning. SUBJECT TO: Reservations, restrictions, easements and rights of way of record or apparent on the land; and taxes for fiscal year commencing July 1, 1974 which are now a lien but not yet payable.

(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 those above stated,

and that grantor will warrant and forever defend the above granted 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 \$ 471.00

Whereof the amount of \$ 471.00 consists of \$ 471.00 cash and \$ 0.00 other property or interest.

Indicate which of the following is the correct answer (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on July 19, 1974.

PERRY BROTHERS, INC.,

(SEAL)

By *Grant Perry* President

By *Frank B. Perry* Secretary

STATE OF OREGON, County of Klamath) ss: OCT 20, 1974

Personally appeared Grant Perry and Frank B. Perry

who, being duly sworn, each for himself and not one for the other, did say that the former is the

secretary of Perry Brothers, Inc.,

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: *Donald V. Brown*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

NOTE--The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

1st Federal
2943 So Sixth
K Falls

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 25th day of OCTOBER, 1974, at 10:53 o'clock A.M., and recorded in book M 74 on page 13942 or as file number 94236, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Donald V. Brown* Deputy

FEE \$ 2.00

Until a change is requested, all tax statements shall be sent to First Federal Savings and Loan Association of Klamath Falls, 2943 South Sixth Street, Klamath Falls, Oregon 97601.