

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUTH TORRENCE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY HOWARD

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:

(See Exhibit A attached hereto and by this reference made a part hereof.)

(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 hereinbefore 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 \$

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The amount between the words "I AM APPRAISED" should be deleted. SEE ORS 93.028 XX)~~

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 day of October, 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.

Ruth Torrence

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 31, 1974

Personally appeared the above named Ruth Torrence

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

Before me:

Helen Coleman

Notary Public for Oregon

My commission expires 11-11-77

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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.

Recording Officer

Deputy

By

see next page

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

R. Howard
Box 749
Bonanza, Ore.
NAME, ADDRESS, ZIP

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

Roy Howard

NAME, ADDRESS, ZIP

14130

EXHIBIT A

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 38 S., Range 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8; Thence East along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 30.00 feet to the POINT OF BEGINNING for this description; Thence continuing East, 209.0 feet; Thence North parallel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 209.0 feet; Thence West parallel to the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 209.0 feet; thence South parallel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 209.0 feet to the point of beginning, containing 1.0 acres, more or less.

TOGETHER WITH an easement along the westerly 30 feet of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$.

ALSO TOGETHER WITH an easement 60 feet wide along the North boundary of the parcel later more particularly described and a right of way 30 feet wide along the East boundary of the parcel later more particularly described and a right of way in the shape of an equilateral triangle, the equal sides of which are the said North and East boundaries and each 30 feet long. The said parcel is more particularly described as: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 38 South, Range 11, E.W.M., Klamath County, Oregon, for ingress and egress to and from the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 38 South, Range 11, E.W.M.

ALSO TOGETHER WITH a 60 ft. easement as described in Easements recorded in M-71, pages 9163 and 11939.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of. ROY HOWARD & RUTH TORRENCE

this 31st day of October A.D., 1974, at 12:53 o'clock P.M., and duly recorded in Vol. M-74 of Deeds on Page 14129

Fee \$ 4.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

R. Howard
Box 1, Box 749
Bonanza, Oregon