

A-24623

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENSON LAW PUBLISHING CO. PORTLAND, ORE., 97204

1-1-74

96283

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEWIS A. KAEHN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. O'CONNOR and DEANNA M. O'CONNOR, 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:

Commencing at the one-quarter corner between Section 36, Township 24 S., R. 8 E.W.M., and Section 1 of Township 25 S., R. 8 E.W.M., and running N 0°32' E for a distance of 1066.76 feet; thence S 89°15' E a distance of 1345.2 feet to the point of beginning; thence Northeast along The Dalles, California Highway 97, a distance of 335 feet; thence N 89°15' running West 385 feet; thence W 0°45' running South, a distance of 168 feet; thence S 89°15' running East a distance of 262 feet; thence Southwest along The Dalles, California Highway 97, a distance of 139 feet; thence running East a distance of 35 feet to the point of beginning.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 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 \$ 14,000.00
~~However, the actual consideration consists of the property of value given or provided which is the whole or part of the consideration (including which) for which the above described premises are being transferred, and which is hereby acknowledged by the grantor.~~

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 1 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.

Lewis A. Kaehn

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
 June Aug 1, 1974

Personally appeared the above named
 LEWIS A. KAEHN

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

Notary Public for Oregon
 My commission expires 1-30-78

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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

Lewis A. Kaehn

GRANTOR'S NAME AND ADDRESS

James A. O'Connor et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

James A. O'Connor
 P.O. Box 777
 Seaside, Oregon 97137

NAME, ADDRESS, ZIP

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

James A. O'Connor
 same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 6th day of JANUARY, 1975,
 at 11:10 o'clock A.M., and recorded
 in book 175 on page 156 or as
 file/reel number 96283
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. NITHE

By *Hazil Dray* Recording Officer
 Deputy

FEE \$ 2.00

RECEIVED JAN 6 1975