

1.1.74

9650

## WARRANTY DEED

Vol. 75 Page

541

KNOW ALL MEN BY THESE PRESENTS, That..... DAVE WEYLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C.D. FENNER

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 tract of land situated in Tract 18, MERRILL TRACTS, in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a one-half inch iron pin on the Westerly extension of the North line of Third Street, Hodges Addition to Merrill, said point being West a distance of 240.00 feet from the one-half inch iron pin marking the Southeast corner of Block 4, HODGES ADDITION to Merrill; thence West along said Westerly extension a distance of 117.37 feet to a one-half inch iron pin on the West line of said tract 18, Merrill Tracts and on the East line of the drain ditch easement as described in Deed Vol. 43 page 239, Klamath County Deed Records; thence N. 00°01'10" W along said line a distance of 112.50 feet to a one-half inch iron pin; thence East parallel with the South line of said Tract 18 a distance of 116.60 feet to a one-half inch iron pin; thence S. 00°25' E a distance of 112.50 feet to the point of beginning, SUBJECT TO an easement for the construction and maintenance of future public utilities, irrigation and drainage along the

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

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 \$ 1,800.00

The true and actual consideration paid for this transfer, stated in terms of cash, is \$\_\_\_\_\_.  
 However, the actual consideration consists of/it or includes/different property or value given or promised which is the whole consideration (indicate whether). If a reference between the symbols \$ and/or applicable, should be deleted. See GRS 93.003.)

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 10 day of January, 1975; 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).

By <sup>five</sup> Stephen  
Quaest M. Talbot  
his atty. in fact

STATE OF OREGON            )  
County of Klamath        ) ss.

January 8, 1975

Personally appeared CLOVER M. FALVEY who, being duly sworn, did say that she is the attorney in fact for DAVE WEYLER and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

BEFORE ME :

Walter C. Tucker  
Notary Public for Oregon  
My Commission expires: 1-5-71

Dave Weyler  
24951 California Ave.,  
Hemet, California 92343

C.D. Fenner  
P. O. Box 1346  
Grants Pass, Oregon 97526  
GRANTEE'S NAME AND ADDRESS

After recording return for:

C. D. Fenner  
P. O. Box 1346  
Grants Pass, Oregon 97526

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

C.D. Fenner  
P. O. Box 1346  
Grants Pass, Oregon 97526

STATE OF OREGON.

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 \_\_\_\_\_.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

northerly eight (8) feet thereof.

SUBJECT TO: All future real property taxes and assessments; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Acceptance of Terms and Conditions of Reclamation Extension Act executed by Henrietta R. Scoggins recorded 11/11/14, in Deed Vol. 43 page 40, records of Klamath County, Oregon; assessments of the City of Merrill for Municipal Improvements, if any.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co

this 14th day of January 1975 / 9:50 A.M.

duly recorded in Vol. 11 75, of DEEDS on Page 541

FEE \$ 4.00

W. B. MILNE, County Clerk

By Hazel D. Dugan