

1-174

WARRANTY DEED

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96601
KNOW ALL MEN BY THESE PRESENTS, That Amy M. Davis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klara M. Mathis, 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 piece or parcel of land situated in portions of Government Lots 3 and 4 and the SE 1/4 of Section 34, T. 10 S., R. 8 E., W.M., containing 5.0 acres, more or less, and being more particularly described as follows:

Beginning at the meander corner of the 1858 Meander Line common to Sections 27 and 34, T. 10 S., R. 8 E., W.M.; thence S 15 58' 10" E 174.6 feet to a point in the southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed; thence S 32 22' W along said southeasterly right-of-way line 2879.6 feet to an iron pin and the true point of beginning of this parcel; thence S 57 38' E 673.7 feet to an iron pin; thence S 32 22' W 323 feet to a point; thence N 57 38' W 673.7 feet, more or less, to a point on the aforesaid southeasterly highway right-of-way line; thence N 32 22' E along said highway right-of-way line 323.3 feet to the true point of beginning of this parcel; being subject to all rights-of-way and/or easements of record or apparent on the premises.

(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

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 \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of December, 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.

X Amy M. Davis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 4, 1974.

Personally appeared the above named Amy M. Davis

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1-18-76

STATE OF OREGON, County of) ss.
1974.

Personally appeared _____ 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:

Mrs. Amy M. Davis
Ashland Star Route
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Mrs. Klara M. Mathis
Ashland Star Route
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Enver Bozgoz
260 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mrs. Klara M. Mathis
Ashland Star Route
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of JANUARY, 1975, at 12:00 o'clock P.M., and recorded in book M. 75 on page 645 or as file/reel number 96601.

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

WM. D. MILNE

Recording Officer

By Hazel M. Milne Deputy

FEE \$ 2.00

RECEIVED JAN 15 1975