

1-1-74

96770

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD C. KIRKPATRICK and PATRICIA H. KIRKPATRICK, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD W. STEVENSON, an unmarried man, 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 portion of Lot 11, Junction Acres, being more particularly described as follows: Beginning at the Northeast corner of Lot 11; thence West 80 feet along the Southerly boundary of Highway 140; thence South 544 feet; thence East 80 feet; thence North 544 feet to the point of beginning. Together with a 15 foot wide road easement along the Northerly line of Lot 11, Junction Acres

(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 apparent on the land.

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 \$2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 15 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)

STATE OF OREGON, County of Klamath, ss. Personally appeared _____, 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.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named DONALD C. KIRKPATRICK and PATRICIA H. KIRKPATRICK, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 10-13-78

Notary Public for Oregon
My commission expires:

DONALD C. & PATRICIA H. KIRKPATRICK

GRANTOR'S NAME AND ADDRESS

RONALD W. STEVENSON
2169 MADISON
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
1st Federal Saving & Loan
540 Main
KFO

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of JANUARY, 1975, at 3:50 o'clock P.M., and recorded in book M. 75 on page 891 or as file/reel number 96770. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Diaz Deputy

FEE \$ 2.00

RECEIVED JAN 20 1975