

97868

WARRANTY DEED

Vol. 75 Page 1576

STEVENS & LUTHER LAW PUBLISHING CO. PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Ruth Torrence, a widow woman,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy Howard, a single 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 up-

pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: 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 NW $\frac{1}{4}$ 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 (for continuation of this legal description see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 1,000.

~~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 sentence between the symbols \circ , 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 20 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)

Ruth Torrence

STATE OF OREGON,

County of Jackson

January 20, 1975

Personally appeared the above named Ruth Torrence

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

Before me:

Notary Public for Oregon
My commission expires 5-18-76

STATE OF OREGON, County of

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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:

RUTH TORRENCE

GRANTOR'S NAME AND ADDRESS

ROY HOWARD

GRANTEE'S NAME AND ADDRESS

After recording return to:

GOAKEY & HARNISH
Attorneys At Law
431 Main Street
Klamath Falls, Oregon 97601

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

Roy Howard
Route 1, Box 749
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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.

By

Recording Officer

Deputy

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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 11639.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of GOAKEY & HARNISH
 this 6th day of FEBRUARY A.D. 1975 at 4:30 P.M.
 duly recorded in Vol. M 75, of DEEDS Page 1576
 FEE \$ 4.00
 W. D. MILLER, County Clerk
 By *Hazel S. Hazel*