

1-1-74

98571

WARRANTY DEED

Vol. 15

Page

2525

KNOW ALL MEN BY THESE PRESENTS, That... WILLIAM DANA WALKER, a single man,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH J. MCKEE and FLORENCE MCKEE, 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:

The W 1/2 SE 1/4 SE 1/4 of Section 27; The N 1/2 NE 1/4 NE 1/4 of Section 34, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land; rights of the public in and to any portion of said premises lying within the limits of roads and highways; subject to all subsurface rights, except water as set forth in deed rec. 6/19/58 in Deed Vol. 300 page 201; an easement created by instrument, including the terms and provisions thereof, dated February 21, 1962, rec. May 14, 1962 in Book 337 page 403, Deed Records, in favor of Pacific Power & Light Co., for transmission and distribution of electricity over this and other property; reservations of any and all roads, trails, telephone lines, etc., including the terms and provisions thereof, as disclosed by deed recorded February 3, 1970 in M-70 page 850 and M-70 page 854.

(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 stated above.

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 \$ 9,500.00

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 92.030.)

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 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.

William Dana Walker
William Dana Walker

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Lane } ss.
December 26, 1974

Personally appeared the above named
William Dana Walker

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

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires APR. 5, 1977

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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

William Dana Walker
1890 M. Street, Apt. 69
Springfield, Ore.

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Joseph J. McKee
P. O. Box 1124
Bend, Oregon 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Joseph J. McKee
P. O. Box 1124
Bend, Oregon 97701

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Joseph J. McKee
P. O. Box 1124
Bend, Oregon 97701

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of MARCH, 1975, at 10:10 o'clock A.M., and recorded in book M 75 on page 2525 or as file/reel number 98571, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Dugan Deputy
Recording Officer

FEE \$ 2.00

RECEIVED March 5, 1975