

441

WARRANTY DEED

Vol 15 Page 4815

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. PENCE and DORIS E. PENCE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY A. WELCH, widow

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 thereto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

Lot 4 in Block 2 of WOODLAND PARK, together with an undivided 1/98th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described in the attached "Exhibit A" description.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(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 hereinabove set forth

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 \$ 1,015.52

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 (H), 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 30 day of April, 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)



OFFICIAL SEAL
LEONARD J. STAWASZ
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Oct. 5, 1975

William E. Pence
Doris E. Pence

STATE OF OREGON,

County of CLATSOP,

APRIL 30, 1975

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

Personally appeared the above named William E. Pence and Doris E. Pence, husband and wife

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

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon, California
My commission expires OCT 5, 1975

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)

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 1975,

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary A. Welch
Box 483
Chiloquin, Ore. 97624

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

EXHIBIT A

4916

The following described real property in Klamath County, Oregon:

Lot 4 in Block 2 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 15° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 7th day of May A. D. 19 75 at 3:45 o'clock P. M., and
duly recorded in Vol. M. 75, of DEEDS on Page 4915
FEE \$ 4.00

By Wm D. MILNE, County Clerk
Hazel D. Milne

FORM No. 633 - WAR
1-1-74

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After recording return to:
V. J.
Rt.