

2265

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MAX V. ANDERSON and VIOLET R. ANDERSON, formerly VIOLET R. SHERMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAX V. ANDERSON and VIOLET R. ANDERSON, 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 Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27;  
The Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28, EXCEPTING THEREFROM that portion lying Northwesterly of the Existing road, all in Township 40 South, Range 11 East, Willamette Meridian. Containing 60 acres, more or less.

Subject to: Rights of the public over the existing road.

(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 \$ None  
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 30th day of June, 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, ) ss.  
County of \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named Max V. Anderson and Violet R. Anderson (formerly Violet R. Sherman)

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

Notary Public for Oregon  
My commission expires 6-30-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_.

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Max V. Anderson and  
Violet R. Anderson  
10138 Carefree Drive  
Santee, California 92071  
Same as above

GRANTOR'S NAME AND ADDRESS

After recording return to:  
Max V. Anderson

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 30th day of JUNE, 1975, at 12:00 o'clock P.M., and recorded in book M 75 on page 7365 or as file/reel number 2265.

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

Wm. D. Milne

Recording Officer  
By Hazel Drayton Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$ 2.00