

2972

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mary Izora Ayers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William A. Sharp and Gisdys B. Sharp, 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:

Beginning at a point on the Northerly line of Tract 32 of Altamont Small Farms, according to the official plat thereof on file in Klamath County, Oregon, which point bears North 88° 46' West 445 feet from the northeast corner of said Tract 32; thence South 6° 11' West parallel with the East line of said Tract 32, 192.89 feet, more or less, to the Northeasterly right-of-way line of the Great Northern Railway; thence North 47° 57' West along said right-of-way line 60.39 feet; thence North 0° 11' East 152.56 feet, more or less, to the North line of said Tract 32; thence South 88° 46' East along the North line of said Tract 32, 45' to point of beginning.

Subject to contracts and/or liens for irrigation and/or deaignage and to reservations, easements and right of ways 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

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 \$ 750.00

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 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 22 day of July, 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.

Mary Izora Ayers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
22 July, 1975

Personally appeared the above named Mary Izora Ayers

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

Before me, Wm. D. Milne  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 7-30-77

STATE OF OREGON, County of } ss.  
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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:

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Mr. Mrs Wm A. Sharp  
3240 Anderson  
Klamath Falls, Ore.  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Same as above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of KLAMATH }

I certify that the within instrument was received for record on the 22nd day of JULY, 1975, at 2:20 o'clock P.M., and recorded in book M. 75 on page 8309 or as file/reel number 2972.

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

Wm. D. Milne  
Recording Officer  
Hazel Wray  
Deputy

FEE \$ 3.00

RECEIVED JUL 22 1975