

13-74

4300

WARRANTY DEED

Vol. 75 10119

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM HERYFORD and LAURA M. HERYFORD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERTHA J. COATS, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 Love & Affection. 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 22nd day of August, 19 75. 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,

County of Klamath
August 25, 19 75

Personally appeared the above named William Heryford and Laura M. Heryford

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

(OFFICIAL SEAL)

Before me: W. Malone T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____, 19 ____ ss.

Personally appeared _____, 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)

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
Deputy

By _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bertha J. Coats
Box 67, Midland, OR 97634
Klamath 12415 OR 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ernest W. Esks
P.O. Box 184
Midland, OR 97634

NAME, ADDRESS, ZIP

EXHIBIT "A"

10120

The following described real property in Klamath County, Oregon:

Beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street as shown on the Plat of Worden; thence Northwesterly along the Southerly line of Gordon Street 330 feet; to the point of beginning; thence Southwesterly parallel to Main Street 150 feet; thence Southeasterly parallel to Gordon Street 170 feet; thence Southwesterly parallel with Main Street 50 feet; thence Northwesterly parallel with Gordon Street 500 feet; thence Northeasterly parallel with Main Street 200 feet to the Southerly line of Gordon Street; thence Southeast along the Southerly line of Gordon Street to the point of beginning.

ALSO

Beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street; thence Southwesterly along the Westerly line of Main Street, 150 feet to the point of beginning; thence continuing Southwesterly 25 feet; thence Northwest parallel to Gordon Street 140 feet; thence Northeasterly parallel to Main Street 25 feet; thence Southeasterly to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 23th day of August, A. D. 1975, at 3:40 P. M., and
duly recorded in Vol. M75, of Deeds, on Page 10119

Fee \$6.00

Wm D. MILLER, County Clerk

By *Hazel D. Miller*