

1-134

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Walter J. Klinger and Della L. Klinger, his wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William J. Cadman and LoEtta A. Cadman, his wife,

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 Westerly shore of Recreation Creek, said point being the Southeasterly corner of that parcel heretofore conveyed to N.A. Salleck, and recorded in Volume 150, Page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6, E.W.M., South 24°03½' West, 581.5 feet and thence South 65°56½' East, 784.6 feet; thence from the point of beginning herein described, North 65°56½' West, 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421;) thence along the Easterly side of said Rocky Point Road, South 36°16½' West, 171.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road, South 34°20½' West, 130.6 feet to a point; thence continuing along Easterly side of Rocky Point Road, South 36°44½' West, 114.1 feet to a point; thence South 73°12½' East, 251.2 feet to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of Recreation Creek, North 26°38' East,

(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 \$85,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the sentence between the symbols @, it 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 9th day of September, 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,

County of Klamath } ss.
September 9, 1975

Personally appeared the above named
Walter J. Klinger
Della L. Klinger

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-9-78

STATE OF OREGON, County of Klamath) ss.
September 9, 1975

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 be-
half 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)

Mr. & Mrs. Walter J. Klinger
Box 80 Harriman Route
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. William J. Cadman
Box 80 Harriman Route
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Bank
P.O. Box 1149
Klamath Falls, OR 97601

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

Mr. & Mrs. William J. Cadman
Box 80 Harriman Route
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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.

By _____ Recording Officer
Deputy

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Legal description continued from side one:

375.5 feet more or less, to the point of beginning. Being situate in Lot 4 of Section 2, Township 36 South, Range 6, E.W.M. Klamath County Assessor's Code 78, Map 3606-222-800 and Code 8, Map 3606-222-801.

Together with an easement and right to maintain a water tank where the same is now situated on the Southeast quarter of Lot 1, Section 30, Township 36 South, Range 6, E.W.M., and the right to maintain water mains to and from said tank.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Klamath County Title

Filed for record at request of _____ at 12:40 o'clock P.M., and duly recorded in

this 10 day of Sept A.D., 1975 on Page 10733

Vol. M 75, of deed _____

6.00

WM. D. MILNE County Clerk

[Signature] Deputy