

6238

Vol. 12 Page 1234

KNOW ALL MEN BY THESE PRESENTS, That D & B Wagner Farms, Co., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald E. Wagner and Betty A. Wagner, 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:

See Attached Exhibit A

(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

SUBJECT TO Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

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 \$ 1.00

part of the consideration (and date when so) (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 30 day of September, 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, } ss.
County of _____, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ 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:
D & B Farms
Star Rt
Rain, Ore
NAME, ADDRESS, ZIP

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

Same
NAME, ADDRESS, ZIP

D & B WAGNER FARMS, CO.

By: Donald E. Wagner, President

STATE OF OREGON, County of Klamath, ss.
September 30, 19 75
Personally appeared DONALD E. WAGNER, 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

D & B WAGNER FARMS, CO., 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: 4-16-78

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.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

1194

A-263

FORM No. 751—QUITCLAIM DEED.
1967

STEVENS LAW FIRM, P.C., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Wagner and Betty
A. Wagner, husband and wife 12923

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
D&B Farms, Co., an Oregon Corporation, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest
 in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-
 wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A strip of land 20 feet wide lying first next Southerly, then next
 Easterly, then next Southerly, then next Easterly, and then next
 Northeasterly and adjacent to the following described line:
 Beginning at a point on the West line of that portion of Govern-
 ment Lot 2, Section 31, Township 38 South, Range 11 1/2 East of the
 Willamette Meridian, conveyed to California-Oregon Power Company by Deed
 Volume 253, Page 538, said point being East 108.5 feet and South 1°52'
 East 187.00 feet from the Northwest corner of said Lot 2; thence South,
 along a line 108.5 feet from and parallel to the West line of said Lot 2;
 to a point 60 feet South of the Southerly right of way line of the Oregon
 California and Eastern Railway; thence Westerly along a line 60 feet from
 and parallel to the Southerly right of way of said Railway, to a point
 20 feet Easterly from the West line of NE1/4SE1/4, Section 25, Township
 38 South, Range 10 East of the Willamette Meridian; thence South along a
 line 20 feet from and parallel to the West line of the NE1/4SE1/4 and the
 SE1/4SE1/4 of said Section 25, to a point, said point being the inter-
 section of the above described line and a line 20 feet from and parallel
 to the most Northerly and Easterly line of a portion of the NE1/4NE1/4
 Section 36, Township 38 South, Range 9 East of the Willamette Meridian,
 conveyed to Charles Bierer in Deed M.70, page 7502; thence S. 31°47'22"
 W. 800.00 feet.

EXCEPTING THEREFROM that portion of the Klamath Falls-Lakeview
 Highway right of way and the Oregon, California and Eastern Railway right
 of way included in the above described strip of land.

Exhibit A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of SMITH & LEE ATTYSthis 17th day of OCTOBERA.D., 1975 at 9:12

o'clock

A

M., and duly recorded in

Vol. M 75of DEEDSon Page 12922

FEE \$ 6.00

By WM. D. MILNE County Clerk

Deputy