

8066

WARRANTY DEED

Vol. 15 Page 15489

KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Betty M. Wilcox

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Susan J. Miller, a single woman, 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 Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 35 South, Range 7 East, Willamette Meridian, consisting of 10 acres, more or less. Subject to: a 60 foot non-exclusive easement for road and utility purposes the centerline of which is the north line of the S $\frac{1}{4}$ SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36 and S $\frac{1}{4}$ E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, and the S $\frac{1}{4}$ S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, all in Township 35 South, Range 7 East, Willamette Meridian as recorded in Volume 28-0 and 02 M74 Page 2225, Klamath County Records.

This deed is being recorded to correct the legal description on deed recorded November 3, 1975, M75 page 13746 Record of deeds, Klamath County

(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 easements of record and those apparent to 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 \$ 5,200.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,200.00. (The sentence between the symbols (1), 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 5th day of December, 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 Klamath)
December 5th, 19 75.

Personally appeared the above named Wayne A. Wilcox and Betty M. Wilcox

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 5/19/77

Wayne A. Wilcox

Betty M. Wilcox
STATE OF OREGON, County of) ss.
December 5th, 19 75.

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Wayne A. Wilcox and Betty M. Wilcox
3916 Coronado Way
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS
Susan J. Miller - taxpayer
2081 Hubbard Ave.
Salt Lake City, Utah 84108

GRANTEE'S NAME AND ADDRESS
After recording return to:
Wayne A. Wilcox
P.O. Box 1
Klamath Falls, Oregon 97601

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

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 9th day of DECEMBER, 19 75, at 3:03 o'clock P. M., and recorded in book 15 on page 15489 or as file/reel number 8066.

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

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 3.00