

8007

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANNE PRICE MILLER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY MARIE SNEED, 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 REVERSE \*\*\*

(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 \$ - 0 -  
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 9<sup>th</sup> 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,

County of JACKSON,

DECEMBER 9, 1975

Personally appeared the above named

ANNE PRICE MILLER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires June 27, 1977

STATE OF OREGON, County of

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:

STATE OF OREGON,

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.

Recording Officer

Deputy

By

After recording return to:

Dorothy Marie Sneed  
635- Lathrop  
Ashland, OR 97520

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

## Tract I:

Beginning at an iron pin which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, and which lies South 89° 51' West a distance of 30 feet along the East West quarter line and South 1° 14' East parallel to the East section line a distance of 42.03 feet, and South 89° 14' West along the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, a distance of 400 feet from the brass plug in the pavement which marks the one quarter corner common to Section 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South 89° 14' West, along the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, a distance of 100 feet to an iron pin; thence South 1° 14' East, parallel to the section line, a distance of 150 feet to an iron pin; thence North 89° 14' East, parallel to the center line of the Dalles-California Highway, a distance of 100 feet to an iron pin; thence North 1° 14' West, parallel to the section line, a distance of 150 feet more or less to the point of beginning, said tract being a portion of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## Tract II:

Beginning at an iron pin which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, and which lies South 89° 51' West, a distance of 30 feet along the East West quarter line and South 1° 14' East, parallel to the East Section line a distance of 42.03 feet, and South 89° 14' West along the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, a distance of 500 feet from the brass plug in the pavement which marks the one quarter corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South 89° 14' West along the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof, a distance of 50 feet to an iron pin; thence South 1° 14' East, parallel to the section line, a distance of 150 feet to an iron pin; thence North 89° 14' East parallel to the center line of the Dalles-California Highway, a distance of 50 feet to an iron pin; thence North 1° 14' West parallel to the section line a distance of 150 feet more or less to the point of beginning. Said tract being a portion of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting from Tract II the Northerly 62 feet thereof, also saving and excepting from Tract I and Tract II all that portion which lies within the County Road.

This instrument is being recorded to clarify the legal description of the above described sections.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 9th day of DECEMBER A. D., 1975 at 3:13 p'clock P. M., and duly recorded in Vol. 175, of DEEDS on Page 15490.

FEE \$ 6.00

By WM. D. MILNE, County Clerk  
Deputy