

8653

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID WALTER ANDERSON and LINDA ANDERSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH M. AMBERS and VALERIE R. AMBERS, 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:

All that certain real property more particularly set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof, subject to the encumbrances thereon set forth.

(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 as above set forth

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 \$ 10,000.00

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 8th day of August, 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, August 17, 1975. Personally appeared

Personally appeared the above named DAVID WALTER ANDERSON and LINDA ANDERSON, husband and wife, and acknowledged the foregoing instrument to be voluntary act and deed.

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

Before me: Notary Public for Oregon My commission expires 3-21-77

Before me: Notary Public for Oregon My commission expires:

David Walter Anderson and Linda Anderson

Kenneth M. & Valerie R. Ambers

GRANTEE'S NAME AND ADDRESS

After recording return to: Kenneth M. & Valerie R. Ambers Star City, 254 10-15

Until a change is requested all tax statements shall be sent to the following address: Kenneth M. & Valerie R. Ambers

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1975, 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

EXHIBIT "A"

16261

The following described real property in Klamath County, Oregon:

A parcel of land lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 132 feet South from the Northwest corner thereof; thence East 330 feet parallel to the North line of said subdivision; thence South 132 feet parallel to the West line of said subdivision; thence West 330 feet parallel to the North line of said subdivision to a point on the West line of said subdivision; thence North on said West line 132 feet to the point of beginning;

ALSO

From the Northwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, East along North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 330 feet to an iron pin; thence South and parallel with section line of said Section 27, 132 feet to an iron pin, the true point of beginning; thence Easterly and parallel with North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 198 feet to an iron pin; thence South and parallel with section line of said Section 27, 132 feet to an iron pin; thence Westerly and parallel with North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 198 feet to an iron pin; thence North 132 feet to the point of beginning.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

And for record at request of KENNETH AMBERS

this 29th day of DECEMBER A. D. 1975 at 12:50 o'clock P.M., and duly recorded in Vol. 175, of DEEDS on Page 16260

FEE \$ 6.00

Wm. D. MILLER, County Clerk

By Hazel Drazic

75 DEC 31 41

Recorder

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25/3

16263