

38-1875

16305

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8677

WARRANTY DEED

Vol. 75 Page

KNOW ALL MEN BY THESE PRESENTS, That MELVIN L. STEWART, MACY E. RITCHISON AND NORMAN LUMBER COMPANY, MARJORIE A. RITCHISON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDELL B. LAUGHBON AND MARCIA A. LAUGHBON, 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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED DESCRIPTION MADE A PART HEREOF.....

SUBJECT TO: Covenants, conditions, restrictions, rights, rights of way and easements now of record.

(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 \$16,000.00. 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 53.030.)

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 3rd 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)
Melvin L. Stewart

Norman Lumber Co.

byx Dean F. Norman

Macy E. Ritchison

Marjorie A. Ritchison

STATE OF OREGON, County of Curry, ss.
December 9, 1975

STATE OF OREGON, County of Jackson, ss.
Dec. 18, 1975

Personally appeared Dean F. Norman, XMA

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice-president of the Norman Lumber Co.

NORMAN LUMBER 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My Commission Expires Oct. 1, 1978

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My Commission Expires: June 23, 1978

Mel Stewart et al

GRANTOR'S NAME AND ADDRESS

Wendell Laughbon
310 Barksdale Ave.
Du Pont, Washington 98327

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Wendell Laughbon
310 Barksdale Ave.
Du Pont, Washington 98327
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Wendell Laughbon
310 Barksdale Ave.
Du Pont, Washington 98327
NAME, ADDRESS, ZIP

STATE OF OREGON
County of Curry, ss.

December 15, 1975

Personally appeared the above named Marjorie A. Ritchison

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

Before me:

Notary Public for Oregon
My commission expires 8-13-78

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Recording

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I hereby

DECED

of DEC

FE

Shelby Klamath
Klamath Falls

16306

The following described real property in Klamath County, Oregon:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point at the intersection of the Northerly right of way line of Midland Road and the Westerly right of way line of Washburn Way, said point being South 89° 57' 30" West 320.80 feet and North 00° 10' 55" West 30.00 feet from the Southeast corner of said Section 33; thence South 89° 57' 30" West along the Northerly line of said Midland Road 1005.79 feet to the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 33; thence North 00° 11' 02" West along said line 917.50 feet; thence South 82° 34' 03" East 1134.93 feet to the Westerly right of way line of the said Washburn Way; thence South-westerly along the said Westerly right of way line, on the arc of a curve to the right (radius point bears South 53° 32' 55" East a distance of 602.96 feet, central angle is 36° 38' 00") 385.52 feet and South 00° 10' 55" East 409.80 feet to the point of beginning.

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 23rd day of December, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Melvin L. Stewart

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Cliff A. Bart
Notary Public for Oregon.

My Commission expires 12-12-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of DECEMBER A.D., 1975 at 10:45 o'clock A.M., and duly recorded in Vol. M 75 of DEEDS on Page 16305.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Glenn Drayton* Deputy

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

75 DEC 31 PM 4 41

Recording

Until and
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Sh
Klamath Falls