

9489

WARRANTY DEED

MTC 132-1336
Vol. 76 Page 1102
STANDARD LAW PUBLISHING CO. PORTLAND, OR. 97208

KNOW ALL MEN BY THESE PRESENTS, That

DONALD R. DOTSON and JOANNE K. DOTSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HENRY L. STEVENS and LANNIE E. STEVENS, husband and wife

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 following described property in Klamath County, Oregon:

The E $\frac{1}{2}$ of a tract of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pin on the Westerly right-of-way line of Summers Lane which lies South 89° 40' West a distance of 30 feet and North 1° 12' West along said Westerly right-of-way line of Summers Lane a distance of 865.4 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian; and running thence: Continuing North 1° 12' West along the said Westerly right-of-way line of Summers Lane a distance of 83 feet to an iron pin; thence South 89° 40' West a distance of 240 feet to a point; thence South 1° 12' East a distance of 83 feet to a point; thence North 89° 40' East a distance of 240 feet, more or less, to the point of beginning.

(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: Trust Deed, including terms & provisions thereof, recorded Sept. 12, 1972 in Vol. M72, page 10248, and re-recorded February 6, 1973 in Vol. M73, page 1268, Klamath Co. Microfilm Records, from Donald R. & Joanne K. Dotson, husband & wife, to Transamerica Title Insurance Company, Trustee for the benefit of First National Bank of Oregon - which * 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

(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 22nd day of January, 1976; 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.

* obligation the Grantees named herein assume and agree to pay.
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
January 22, 1976Personally appeared the above named
Donald R. Dotson and Joanne K. Dotson

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

Before me: Paula M. Mc
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77STATE OF OREGON, ss.
County of Klamath
Personally appeared _____, 19____, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry L. and Lannie E. Stevens
5025 Cottage Ave. #2
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

First National Bank RELO
P.O. Box 3131
Portland, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDING USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of JANUARY, 1976, at 4:20 o'clock P.M., and recorded in book M 76 on page 1102 or as file/reel number 9489, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By _____ Deputy

FEE \$ 3.00