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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ERNEST R. SESSOM and DORIS C. SESSOM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY R. WAGGONER

, 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:

Beginning at a point on the South boundary line of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 825 feet East of the Southwest corner of said SE1/4 of said Section 2; thence East 80 feet along the South boundary line of said SE1/4 of said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence South 545 feet to the point of beginning; except therefrom the Northerly 225 feet.

P26608

75 JAN 23 PM 2 15

Ernest R. & Doris C. Sessom
1435 California
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Harry R. Waggoner
P. O. Box 664
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas & Parks, Attorneys at Law
930 Klamath Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Harry R. Waggoner
P. O. Box 664
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

SS.

I certify that the within instru-
ment 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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy.

1140

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 however, reservations, restrictions, rights-of-way and easements of record and those apparent on the face of the land,**

warrant and forever defend the above granted 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 \$ 17,600.00

~~However the actual consideration would be as it includes other property as a lease of it is an encumbrance which is the whole consideration (indicated which) and if the same is to be used for a lease, it is not applied to the land to be transferred. See O.E.S. 21.030.)~~

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 _____ 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

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
January 23, 1976

Personally appeared the above named
Ernest R. Sessom and Doris C.
Sessom, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 8/14/79

State of Oregon, } ss.
County of Klamath }

I hereby certify that the within instrument was
received and filed for record on the 23rd
day of JANUARY, 1976, at 2:15
o'clock P. M. and recorded on Page 1176
in Book 176 Records of DEEDS
of said County.

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

Fec # 402

and
word
is the
is the
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to seal
in be-
ach of
died.
(CYAL
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