

1-1-74

9936

WARRANTY DEED Vol. 76 Page 1703

KNOW ALL MEN BY THESE PRESENTS, That

Edward D. Fisher and Kay L.

Fisher, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy G.

Wakefield and Rose M. Wakefield

, 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:

A portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the East quarter corner of Section 36, Township 24 South, Range 8, E.W.M.; thence West along East-West centerline of Section 36 227.1 feet to the Easterly right-of-way line of Dalles-California Highway; thence North 25°50' East 292 feet along said right-of-way; thence East 102.8 feet to East line of said Section 36; thence South 0°39' West 264.3 feet 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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$ 23,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols  $\textcircled{d}$ , 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 5 day of Feb., 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)

Edward D. Fisher  
Kay L. Fisher by her attorney in  
fact, Edward D. Fisher

STATE OF OREGON, ) ss.  
County of Klamath )  
Feb 5, 1976

STATE OF OREGON, County of ) ss.  
Klamath, appeared )  
1976

and  
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 be-  
half 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)(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 4-16-76

Notary Public for Oregon  
My commission expires:

Edward D. and Kay L. Fisher  
P. O. Box 14713  
Portland, Oregon 97214

GRANTOR'S NAME AND ADDRESS

Timothy G. and Rose M. Wakefield  
P. O. Box 189  
Crescent, Oregon 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy G. and Rose M. Wakefield  
P. O. Box 189  
Crescent, Oregon 97733

NAME, ADDRESS, ZIP

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

Timothy G. and Rose M. Wakefield  
P. O. Box 189  
Crescent, Oregon 97733

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
5th day of FEBRUARY, 1976,  
at 3:04 o'clock P.M., and recorded  
in book M 76 on page 1703 or as  
file/reel number 9936

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. MILNE

Recording Officer

By Hazel D. Hagel Deputy

FEE \$ 3.00