

110011

WARRANTY DEED

Vol. 76 Page 3496

KNOW ALL MEN BY THESE PRESENTS, That KENNETH A. ODIORNE and JOYCE A. ODIORNE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM LEON DUNKIN and VIRGINIA MAE DUNKIN, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached legal description marked Exhibit "A" and by this reference incorporated herein as if fully 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ -0-

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 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 28th day of February, 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)

Kenneth A. Odiorne
Joyce A. Odiorne
Kenneth A. Odiorne
Joyce A. Odiorne

STATE OF OREGON, } ss.
County of Klamath }
February 28, 1976

Personally appeared, the above named
Kenneth A. Odiorne and Joyce A.
Odiorne

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:
July 16, 1976

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ 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 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Kenneth A. and Joyce A. Odiorne
Star Route Box 160
Chiloquin, Or 97624
GRANTOR'S NAME AND ADDRESS

William L. and Virginia M. Dunkin
22008 Mariposa Ave.
Torrance, CA 90502
GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. and Virginia M. Dunkin
Same as above

NAME, ADDRESS, ZIP

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

William L. and Virginia M. Dunkin
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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Exhibit "A"

The Easterly 500 feet of the following described real property in Klamath County, Oregon; that lies northerly of State Highway No. 422:

PARCEL 1:

The $S\frac{1}{2}$ $S\frac{1}{2}$ $N\frac{1}{2}$ $NE\frac{1}{4}$, and $S\frac{1}{2}$ $N\frac{1}{2}$ $S\frac{1}{2}$ $NE\frac{1}{4}$ of Section 30, Township 34 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the East boundary of Section 30, Township 34 South, Range 7 East of the Willamette Meridian; 12.00 chains South of the Northeast corner; thence Westerly on a line parallel to the North boundary of said Section 30 a distance of 50.00 chains; thence Southerly parallel to the said East boundary a distance of 0.5 chains; thence Easterly on a line parallel to the North boundary of said Section 30 a distance of 50.00 chains, more or less, to the East boundary of said Section 30; thence Northerly along said East boundary a distance of 0.5 chains, more or less, to the point of beginning.

EXCEPTING from the above 2 parcels that certain tract of land situated in the $NE\frac{1}{4}$ of Section 30, Township 34 South, Range 7, East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Section 30; thence, South along the East section line 792.00 feet to the true point of beginning; thence continuing South 528.00 feet; thence West 247.50 feet; thence North 528.00 feet; thence East 247.50 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

this 11th day of MARCH, A. D. 1976, at _____ o'clock P. M.

duly recorded in Vol. 1176, of DEEDS, on Page 3496

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By *Flagel Dray*