

12447

WARRANTY DEED

STEVENSON'S LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 24 Page

5224

KNOW ALL MEN BY THESE PRESENTS, That Gideon C. Palmer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cecil E. Blakely and Melba L. Blakely, 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 Exhibit "A"

(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 those apparent on the land, and the rights of the public in and to any portion of the herein described property lying within the boundaries of public roads and highways;

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 \$ 3,770.00

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 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 9 day of April, 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.
April 9, 1976

Personally appeared the above named
Gideon C. Palmer

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Gideon C. Palmer
Box 135
Chemult, OR 97731
GRANTOR'S NAME AND ADDRESS

Cecil E and Melba L. Blakely
Box 159
Chemult, OR 97731
GRANTEE'S NAME AND ADDRESS

After recording return to:
Beddoe & Hamilton
296 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Cecil E. Blakely
Box 159
Chemult, OR 97731
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instru-
ment was received for record on the
day of

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

EXHIBIT "A"

5225

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 7, Chemult; thence South 19°20' East 102.8 feet, more or less, to the southwest corner of property described in Deed Volume 180 page 347, recorded September 26, 1945, Deed Records of Klamath County, Oregon, and the true point of beginning; thence North 70°51' East 150 feet to the Westerly right of way line of the Dalles-California Highway; thence South 19°24' East along the said westerly right of way line 80 feet; thence South 70°36' West 300 feet; thence South 19°24' East 320 feet, more or less, to the northeast corner of property described in Deed Volume 308 page 288, recorded December 31, 1958, Deed Records of Klamath County, Oregon; thence West 491 feet to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section; thence north along said line to a point that is South 70°40' West 535 feet from the point of beginning; thence North 70°40' East 535 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

For record ~~XXXXXXXXXX~~

This 13th day of APRIL 19 76 at 9:25 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 5224

FEES 6.00

Wm D. MILNE, County Clerk

By *Hazel Brazil*