

12822

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BILL WYNN'S COUNTRY GAS, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Greg L. Harris and Donna M. Harris, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(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

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 \$ 52,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 20th 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.

BILL WYNN'S COUNTRY GAS, INC., an Oregon corporation

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

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

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

STATE OF OREGON, County of Klamath) ss.
April 20, 1976
Personally appeared Bill Wynn

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 BILL WYNN'S

COUNTRY GAS, INC., 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: William B. Doane (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-17-78

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

F.F.S.L.
Main

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of
I certify that the within instrument 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

5866

The following described real property in Klamath County, Oregon:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles-California Highway (South Sixth Street) and the South line of said Section 1, said point being South 89° 56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46° 09' West along the centerline of said highway a distance of 356.00 feet; thence North 17° 48' West a distance of 63.18 feet to a 3/4 inch iron pipe on the intersection of the Southwesterly bank of the Enterprise Irrigation District Canal and the Northeasterly right of way line of said Highway, said point being the true point of beginning of this description and said point being North a distance of 306.77 feet and West a distance of 293.94 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 (this point is described as West 293.8 feet and North 310.1 feet from said corner of existing deed record); thence North 17° 48' West along the Southwesterly bank of said canal (North 17° 46' West by deed record) a distance of 358.00 feet to a 5/8 inch iron pin; thence South 43° 51' West a distance of 170.00 feet to a 5/8 inch iron pin on the Northeasterly right of way line of said highway; thence South 46° 09' East along said right of way line (South 46° 07' East by deed record) a distance of 315.07 feet to the true point of beginning of this description.

EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its State Highway Commission.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 21st day of APRIL 1976 at 3:56 o'clock P.M., and

fully recorded in Vol. M 76, of DEEDS on Page 5866

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel W. Wagoner*