

1-1-74

13119

WARRANTY DEED

Vol. 76 Page 6281

KNOW ALL MEN BY THESE PRESENTS, That Vivian Edyth Hart

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marlene Sue Cullen and Richard E. Cullen, 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:

A tract of land described as follows: Beginning at an iron pin on the South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, which lies 400 West along said South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25 from its intersection with the Southerly right of way line of the Rock Creek Road; and running thence N. 14 degrees 32' E. 145.3 feet to an iron pin which marks the most northerly corner of property heretofore conveyed by deed recorded at page 25, Vol. 141, Deed Records of Klamath County which pin is the true point of beginning; and running thence N 14 degrees 32' E 93 feet, more or less, to the Southerly boundary of the Rock Creek Road; thence Easterly along the Southerly boundary of the Rock Creek Road to a point which bears N. 30 degrees 05' E. from the point of beginning; thence S. 30 degrees 5' W to the point of beginning, said Tract being a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; and

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South and Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which bears West a distance of 277.3 feet and N. (for continuation of this legal description see reverse side of this deed)

(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, after the death of the grantor Vivian Edyth Hart.

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 \$10.00.

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 28th 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, } ss.
County of Klamath
April 28, 1976

Personally appeared the above named
Vivian Edyth Hart

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 3-19-77

STATE OF OREGON, County of } ss.
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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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Vivian Edyth Hart
1731 Lakeshore Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Vivian Edyth Hart, Marlene Sue Cullen and Richard E. Cullen
1749 Lakeshore and 1731 Lakeshore
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Vivian Edyth Hart
1731 Lakeshore Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

1731 Lakeshore Drive
Klamath Falls, Oregon 97601
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

SPACE RESERVED
FOR
RECORDER'S USE

14°07' East a distance of 77.4 feet from the intersection of the South line of said NW¼ NW¼ with the Southwesterly boundary line of the Rock Creek Road (Lakeshore Drive); thence continuing N. 58°02' West a distance of 123.9 feet to a point which marks the most Northerly corner of that certain parcel conveyed by Deed Volume 141, page 25 Deed Records of Klamath County, Oregon; thence N. 14°32' West a distance of 58.0 feet to a point; thence N. 35°32' East a distance of 34.2 feet, more or less, to a point on the Southwesterly line of the Rock Creek Road; thence S. 55°38' East along said Southwesterly line of Rock Creek Road, a distance of 112.0' more or less, to a point which bears N. 14°07' East from the point of beginning; thence S. 14°07' West a distance of 87.9 feet, more or less, to the place of beginning.

EXCEPTING AND RESERVING to the Grantor, VIVIAN EDYTH HART, and her assigns, an estate in the above-described premises for and during the natural life of said Grantor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on~~ ~~at~~ ~~the~~ ~~office~~ ~~of~~ ~~the~~ ~~County~~ ~~Clerk~~

this 28th day of APRIL

A. D. 19 76

3:39

at o'clock P. M.

duly recorded in Vol. M 76

of DEEDS

on Page no. 6281

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Hazel Drazell*