

1-1-74

13564

WARRANTY DEED

Page 6869

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CHANEY and WILDA L. CHANEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERMAN L. DOUGLAS, LEILANI DOUGLAS, CALVIN E. DOUGLAS & EDITH F. DOUGLAS, the principals hereinafter called of a partnership known as C & H RUG HUT 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: Being a portion of the NE 1/4 SE 1/4 of Section 2, Twp. 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which lies South 30.00 feet; North 89°44'30" West 209.20 feet and South 10.01 feet from the 5/8 inch iron pin marking the East quarter corner of Section 2 aforementioned Township and Range (Said quarter corner also marking the intersection of Madison and South Sixth Streets); thence South 313.43 feet to a point; thence North 70°19' West 149.85 feet to a point; thence North 298.55 feet to a point on the Southerly right of way line of South Sixth Street; thence South 89°42'40" East 70.55 feet to the point of beginning.

SUBJECT TO: All future real property taxes & assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; regulations, including levies, assessments, water & irrigation rights & easements for ditches and canals, of Enterprise Irrigation District and South Suburban Sanitary District;

(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 above set forth

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 \$65,000.00

~~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-92.030.)~~

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 5th day of May, 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)

James E. Chaney
Wilda L. Chaney

STATE OF OREGON, } ss.
County of Klamath
May 5th, 1976

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

_____ 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 _____

Personally appeared the above named JAMES E. CHANEY and WILDA L. CHANEY, husband and wife,

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

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.

Notary Public for Oregon
My commission expires: 11-12-78

Notary Public for Oregon
My commission expires: _____

James E. & Wilda L. Chaney
GRANTOR'S NAME AND ADDRESS
Herman L. Douglas, et ux et al
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal
2943 South Sixth St.
Klamath Falls, Oregon
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
2943 South Sixth Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 7th day of MAY, 1976, at 3:56 o'clock P.M., and recorded in book M.76 on page 6869 or as file/reel number 13564, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By _____ Deputy
FEE \$ 3.00