

38-10453

13742

WARRANTY DEED

Vol. 76 Page 7091

KNOW ALL MEN BY THESE PRESENTS, That HARVEY F. CURTIS and LINA CURTIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. HOOKER and DOREEN HOOKER, 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:

All that property more particularly described and set forth on Exhibit "A" which is attached hereto, made a part hereof.

SUBJECT TO: The rights of the public in and to that portion of said property lying within the limits of roads and highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 \$ 5,000.00. 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 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 April 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, 1976

Personally appeared the above named HARVEY F. CURTIS and LINA CURTIS, husband and wife,

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

Before me, Notary Public for Oregon  
My commission expires: MARCH 4, 1980

STATE OF OREGON, County of ) ss.  
1976

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:

Harvey F. & Lina Curtis

GRANTOR'S NAME AND ADDRESS

Robert L. Hooker & Dorene Hooker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Hooker  
6632 - East Centralia St.  
LAKEWOOD, CALIF. - 90713

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of 1976,  
at o'clock P.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

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EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Beginning at a point on the South line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street, also known as the Weyerhaeuser County Road; thence South 41° 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right, the long chord of which curve bears South 28° 40' East 139.08 feet, a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16° 10' East a distance of 30 feet to the point of beginning; thence North 89° 30' West a distance of 199.6 feet; thence North 70° 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of vacated West Klamath; thence Northeasterly along the Southerly line of said Lot to the Southeasterly corner of said Lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of vacated West Klamath; thence Northeasterly to the West line of Third Street; thence Northwesterly along said West line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
 this 12th day of May A. D. 1976. at 3:42 o'clock P.M., and  
 duly recorded in Vol. M 76, of DEEDS on Page 7091  
 FEE \$ 6.00 Wm D. MILNE, County Clerk  
 By Hazel Drayton