

14376

WARRANTY DEED

Vol. 76 Page 7987

KNOW ALL MEN BY THESE PRESENTS, That E. L. BISSETT and LAURA A. BISSETT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SARAH F. CLARK, 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:

Beginning at a point on the North line of Tract 32, ALTAMONT SMALL FARMS, in Section 15, Township 39 South, Range 9 EWM, which is North 88°46' West a distance of 300 feet from the Northeast corner of said Tract 32; thence South 0°11' West 322.84 feet along a line parallel to Altamont Drive to the Northeastly right of way line of the Great Northern Railway; thence North 47°57' West 140.98 feet along said right of way line; thence North 0°11' East 228.74 feet to the North line of said Tract 32; thence South 88°46' East 105 feet to the point of beginning; being a portion of Tracts 32 and 31 of said ALTAMONT SMALL FARMS. Beginning at a point which is distant from the Northeast corner of Tract 32 of ALTAMONT SMALL FARMS, the following courses and distances; North 88°46' West along the North line of said Tract 32, 300 feet and South 0°11' West 218 feet; thence from said point of beginning South 88°46' East 100 feet to the Westerly line of parcel heretofore sold to Lester H. Yarnell, et ux, as more particularly described OVER **

(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 subject to: unrecorded contract of sale from Pacific First Federal Savings and Loan Association to E. L. Bissett and Laura A. Bissett, and subject to contracts and/or lien for irrigation and/or drainage, and reservations, ***OVER 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 \$13,500.00.

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 24 day of October, 1974; 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)

E. L. Bissett
Laura A. Bissett

STATE OF OREGON,
County of Klamath
October 24, 1974

STATE OF OREGON, County of ss.
Personally appeared

Personally appeared the above named
E. L. Bissett and Laura A. Bissett, husband and wife,

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

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 1/16/76

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

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Sarah Clark
2004 32
Antonia Baby 95913
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County, of ss.

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

** in deed dated May 12, 1937, recorded in Vol. 109 at page 233, Deed Records of Klamath County, Oregon; thence along the Westerly line of said Yarnell property South 0° 11' West 197 feet, more or less, to the Northeasterly line of the right of way of the Great Northern Railway; thence along said right of way line North 47° 57' West 134 feet, more or less, to a point, which is South 0° 11' West from the point of beginning; thence North 0° 11' East 104.84 feet to the point of beginning, being a portion of Tracts 31 and 32, ALTAMONT SMALL FARMS, In Section 15, Township 39 South, Range 9 EWM.

*** easements, restrictions and rights of way of record and those apparent on the land

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of SARAH CLARK

this 28th day of May A. D. 1976, at 3:21 o'clock P. M.,

duly recorded in Vol. M. 76, of DEEDS on Page 7988

FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Harold D. May*