

14868

WARRANTY DEED

Vol. 76 Page 8667

KNOW ALL MEN BY THESE PRESENTS, That GUY H. CHERRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH F. DEISTER and BETTY L. DEISTER, 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 portion of Lot 1 in Block 1 of RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence Northwesterly along the Southerly line of Lot 1 a distance of 165.5 feet to the true point of beginning; thence Northeast parallel to and 20 feet from the Westerly line of said lot, when measured at right angles, to the Northerly line of said Lot 1; thence Northwesterly to the Northwest corner of said lot; thence Southwesterly along the West line of said lot to the South line thereof; thence Southeasterly to the point of beginning.

ALSO, Lot 2 in Block 1 of RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CONTINUED ON REVERSE

(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:

1. The regulations of Klamath Irrigation District. 2. Easement and Release of Damages, including the terms and provisions thereof, as recorded December 23, 1931 in Volume 96, page 480, Deed Records of Klamath County, Oregon. 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 \$45,000.00

However, the actual consideration consists of or is, ~~value of 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 10 day of June, 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.

Guy H. Cherry
Guy H. Cherry

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
June 10, 1976

STATE OF OREGON, County of ss.
Personally appeared, 19

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

Personally appeared the above named Guy H. Cherry and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: 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.

Notary Public for Oregon
My commission expires: 8-12-77

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Joseph F. & Betty L. Deister
P.O. Box 47
Keno, Ore 97627
NAME, ADDRESS, ZIP
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

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.

Recording Officer
By Deputy

76 JUN 11 PM 1 25

LEGAL DESCRIPTION CONTINUED

TOGETHER WITH a non-exclusive easement 6 feet in width along the Southeasterly line of Lot 5, Block 2, RIVERSIDE ADDITION TO KENO, from Broyles Avenue to the Klamath River, for the purpose of installation and maintenance of a pump and irrigation water lines for the benefit of, and to run with Lot 2, Block 1, of said subdivision.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 11th day of June A. D. 1976 at 1:25 o'clock PM and

duly recorded in Vol. M 76 of DEEDS on Page 8667

FEE \$ 6.00

By Wm D. MILNE, County Clerk
[Signature]