

15033

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That George F. Crain and Lucille Crain, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hendrik Meulink and Gertrude J. Meulink

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:

Lot 80 of Moyina, according to the official plat thereof on file in Klamath County, Oregon, and together with the non-exclusive perpetual easement in and to a certain well located and situate upon the following described real estate, to-wit: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 38 So. Range 9, EWM, more particularly described as follows: Beginning at a point in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 36, which bears North 31° 33' East a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Section 36; thence North 69° 50' East 108.0 feet; thence South 16° 06 $\frac{1}{2}$ ' East 72.0 feet; thence South 75° 36' West, 106.0 feet; thence North 17° 47' West 61.23 feet, more or less, to the point of beginning. And in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes

(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 reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$ 20,700.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 15 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.

(If executed by a corporation, affix corporate seal)

George F. Crain
Lucille Crain

STATE OF OREGON,)
County of Klamath) ss.
June 15, 1976

Personally appeared the above named

George F. Crain and Lucille Crain

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

Before me, *Donald W. Brown*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

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 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:

George F. Crain
4245 Shasta Way
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Hendrik and Gertrude J. Meulink

GRANTEE'S NAME AND ADDRESS

After recording return to:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Hendrik and Gertrude J. Meulink
First Federal Savings & Loan Association
Klamath Falls, Oregon 97601

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 16th day of June, 1976, at 11:28 o'clock A.M., and recorded in book M. 76 on page 8902 or as file/reel number 15033. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Hazel* Recording Officer
Deputy

FEE \$ 3.00