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15075

WARRANTY DEED

Vol. 76 Page

8960



KNOW ALL MEN BY THESE PRESENTS, That JOE FARRELL and LOIS FARRELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY E. PEACORE

, 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 parcel of land situated in the SW1/4 of Section 9, T39S, R10E, W.M. Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the northeast corner of said SW1/4; thence South along the east line of said SW1/4, 1268.97 feet to a 1/2 inch iron pin on the westerly right-of-way of Pine Grove Road, a county road; thence southwesterly along said right-of-way line (long chord - S14°37'27"W, 64.82 feet) to a 1/2 inch iron pin at the intersection of said right-of-way line with the south line of the NE 1/4 of said SW1/4; thence N89°48'W along said south line NE1/4 SW1/4, 313.44 feet to a 1/2 inch iron pin marking the southwest corner of the E1/2 E1/2 of said NE1/4 SW1/4; thence N 0° 6' 40" E along the west line of said E1/2 E1/2 NE1/4 SW1/4, 1335.70 feet to a 1/2 inch iron pin marking the northwest corner of said E1/2 E1/2 NE1/4 SW1/4; thence S 89° 6' 22" E along the north line of said SW1/4, 327.25 feet to the point of beginning containing 10.05 acres more or less.

TOGETHER WITH: An easement for roadway purposes 30.00 feet in width across the northerly portion of the W1/2 E1/2 NE1/4 SW1/4 of said Section 9, being adjacent to the southerly of the north line thereof.

SUBJECT TO: An easement for roadway purposes 30.00 feet in width across the northerly portion of the above described parcel, being adjacent to and southerly of the north line thereof.

ALSO SUBJECT TO: An easement for power line maintenance 20.00 feet in width across the southerly portion of the above described parcel, being adjacent to and northerly of the south line thereof.

JOE & LOIS FARRELL
1419 Pine Grove Road
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

LARRY E. PEACORE

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY E. PEACORE

4348 Homedale Rd.
City, 97601

NAME, ADDRESS, ZIP

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

LARRY E. PEACORE

4348 Homedale Rd.
City, 97601

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.

SPACE RESERVED
FOR
RECORDER'S USE

8961

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.

warrant and forever defend the above granted 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 91.030.)

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 day of 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)

Joe Farrell
JOE FARRELL

Lois Farrell

STATE OF OREGON,)

County of Klamath) ss.

May 28th, 1976

Personally appeared the above named

Joe & Lois Farrell

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

Before me:
(OFFICIAL SEAL) Rita D. Earl
Notary Public for Oregon
My commission expires: 12-11-79

State of Oregon,] ss,
County of Klamath]

I hereby certify that the within instrument was received and filed for record on the 17th day of June, 1976, at 10:42 o'clock A.M. and recorded on Page 8960 in Book M 76 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By Hazel B. B. Deputy

Fee \$6.00

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