

38-10967

FORM No. 633—WARRANTY DEED (Individual or Corporate)

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15363

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD L. HALTERMAN and JOSEPHINE M. HALTERMAN, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICK HOMES, INC., an Oregon corporation

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 piece or parcel of land situated in the South half of the Northwest quarter of the Southeast quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian as follows: Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Section 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian bears South 89° 28' West along the said roadway center line 1176 feet and South 00° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.6 feet; and running thence North 89° 28' East along said roadway center line 175.6 feet, more or less, to a point in the East boundary line of the said South half of the Northwest quarter of the Southeast quarter of the said Section 11; thence South 00° 16' East along the said boundary line 349.8 feet, more or less, to a point in the South boundary of the South half of (continued.....)

(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

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 \$12,500.00. The whole consideration consists of the sum of \$12,500.00 and no other property or value given or promised which is the whole consideration for the premises hereinafter described. (The sentence between the symbols (1) 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 21 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)

Harold L. Halterman  
Josephine M. Halterman

STATE OF OREGON,

County of Klamath

On this 21st of June 1976

Personally appeared the above named  
Harold L. Halterman and  
Josephine M. Halterman

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

Before me:  
(OFFICIAL SEAL) *Dorcas A. Stachurski*

Notary Public for Oregon

My commission expires: 6/13/80

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

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

SPACE RESERVED FOR RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mick Homes, Inc.  
3303 Lakeport Blvd  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

3303 Lakeport Blvd  
Klamath Falls, Or

NAME, ADDRESS, ZIP

75 JUN 23 AM 10 50



Legal Description continued:

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the Northwest quarter of the Southeast quarter of the said Section 11; thence North 89° 31½' West along the said boundary line 175.6 feet; thence North 00° 16' West 346.7 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road, Bristol Avenue and that portion lying within U.S.R.S. Drain ditch right of way.

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 23rd day of JUNE A. D. 19 76 at 10:50 o'clock AM, and +

duly recorded in Vol. 4-76, of DEEDS on Page 9381

Wm D. MILNE, County Clerk

FEE \$ 6.00

By Hazel Duane