

MTC 1793

15393

WARRANTY DEED

9417

KNOW ALL MEN BY THESE PRESENTS, That ICA M. STILLWELL,

Vol. 16 Page

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. ABLE and MARY ABLE, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers including the power of assessment of Klamath Irrigation District.
2. Reservations as contained in Deed recorded May 8, 1944 in Volume 164, page 515, Deed Records of Klamath County, Oregon.

(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 as set forth above

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 \$ 6,500.00. 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 2nd 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.

ICA M. Stillwell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 2, 1976

Personally appeared the above named ICA M. Stillwell

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of ss.

Personally appeared 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.

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/serial number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John H. Able
General Delivery
Ewing, Missouri 63440

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. John H. Able
General Delivery

NAME, ADDRESS, ZIP

9418

EXHIBIT "A"

Certain real property being a part of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the south line of said Tract 23, distant 125 feet east from the southwest corner of said Tract 23, thence from said point of beginning.

- (1) East, along said south line, a distance of 384 feet to the southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the west line of last mentioned parcel.
- (2) North, 97 feet; thence parallel to said south line of Tract 23.
- (3) West, 384 feet to the northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the east line of last mentioned parcel.
- (4) South, 97 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 23rd day of JUNE 1976 at 3:21 o'clock P.M., and

duly recorded in Vol. M 76, of DEEDS on Page 9417

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Magale