

15394 MTC 1793

15394

WARRANTY DEED

Vol. 76 Page 9419

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. ABELL and MARY ABELL, who  
 red title as JOHN H. ABLE and MARY ABLE,  
 after called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD BERNARD  
 H. and EVON RIESCH, husband and wife, hereinafter called  
 ntee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 plying, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
 HEREOF.....

CT TO:  
 Rules, regulations and statutory powers of Klamath Irrigation District.  
 Reservations as contained in Deed recorded May 8, 1944 in Volume 164 at 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  
 r is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as  
 forth hereinabove

and that  
 or will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
 emands 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 \$ 17,000.00  
 ever, the actual consideration consists of or includes other property or value given or promised which is  
 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  
 es 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 17th day of June, 1976;  
 corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 of its board of directors.

*John H. Abell*  
*Mary Abell*

ted by a corporation,  
 porate seal)

E OF OREGON,  
 ss.  
 unty of Klamath  
 e 17, 1976

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 \_\_\_\_\_

personally appeared, the above named  
 x H. Abell and Mary Abell  
 and acknowledged the foregoing instru-  
 to be their voluntary act and deed.

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 be-  
 half 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: \_\_\_\_\_

Before me:  
 Notary Public for Oregon  
 My commission expires: 3-21-77

(OFFICIAL  
 SEAL)

GRANTOR'S NAME AND ADDRESS  
 GRANTOR'S NAME AND ADDRESS  
 recording return for  
 Mrs. Richard Bernard Riesen  
 157 Patterson  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP  
 change is requested all tax statements shall be sent to the following address.  
 Mutual Savings & Loan Assn.  
 603 SW 6th Avenue  
 Portland, Oregon 97201  
 NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
 County of \_\_\_\_\_  
 I certify that the within instru-  
 ment 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



9420

DESCRIPTION  
EXHIBIT "A"

PARCEL I

A piece or parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL II

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.

I hereby certify that the within instrument was received and filed for record on the 23rd day of JUNE A.D., 19 76 at 3:21 o'clock P M., and duly recorded in Vol M 76 of DEEDS on Page 9419.

FEE \$ 6.00

WM. D. MILNE, County Clerk  
By Hazel Dwyer Deputy