

L-0140-860 TA 38-10950

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

1-1-74

## WARRANTY DEED

STEVENSON PUBLISHING CO., PORTLAND, ORE. 97204

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15439

KNOW ALL MEN BY THESE PRESENTS, That Buford D. Cannon and Hazel L. Cannon, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Norma J. Meinhardt

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 tract of land situated in the SW 1/4 NE 1/4 of Section 9, Township 39, South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a three-fourth inch iron pipe marking the Northwest corner of the SW 1/4 NE 1/4 of said Section 9; thence South along the West line of the SW 1/4 NE 1/4 of said Section 9 a distance of 1090.00 feet to a one-half inch iron pin on the true point of beginning of this description; thence North along the West line of the SW 1/4 NE 1/4 of said Section 9 a distance of 262.00 feet to a one-half inch iron pin; thence East a distance of 497.59 feet to a one-half inch iron pin on the Westerly right-of-way line of the County Road; thence South 0° 31' 30" East along said right-of-way line a distance of 262.01 feet to a one-half inch iron pin; thence West a distance of 499.99 feet, more or less, to the true point of beginning.

Subject, however, to the following:

(For continuation of this deed see reverse side of this document)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$12,000.00.

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 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 23rd 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)

STATE OF OREGON, } ss.  
County of Klamath  
June 23, 1976

Personally appeared the above named Buford D. Cannon and Hazel L. Cannon, husband and wife

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

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

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*First Fed*  
*2943 S. 6th*

NAME, ADDRESS, ZIP

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

*Same*

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of \_\_\_\_\_

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



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1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICATITLE INS. CO

this 24th day of JUNE A. D. 1976 at 3:55 o'clock P.M., and  
duly recorded in Vol. M 76, of DEEDS on Page 9576

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Harold D. Dwyer