

17627

Warranty Deed Vol. 76 Page 12567

This Indenture Witnesseth, That JESSIE DULEY,

38-10327

herein called "grantor," in consideration of / TWENTY-FIVE THOUSAND FOUR HUNDRED  
Dollars to her paid, has bargained and sold and by these presents does grant,  
bargain, sell and convey to

DOUGLAS REID, JR. and E. ROSE REID, husband and wife,

herein called "grantee.s," their heirs and assigns forever, the following-described  
premises, situated in Klamath County, State of Oregon:

The SE $\frac{1}{4}$ , Section 7, Township 37 S., R. 15 E.W.M.  
SUBJECT TO: (1) An easement created by instrument, including  
the terms and provisions thereof, dated October 16, 1959,  
recorded October 29, 1959, in Book 316, Page 666, Deed Records,  
in favor of California Oregon Power Company for electric trans-  
mission lines over the SE $\frac{1}{4}$  of Section 7.  
(2) Mortgage, including the terms and provisions thereof,  
dated May 1, 1972, recorded May 26, 1972, in Book M-72, Page  
5669, given to secure the payment of \$7,000.00, with interest  
thereon and such future advances as may be provided therein,  
executed by Winema Peninsula, Inc., to Helen M. Davis, Fred S.  
Marstella and Adeline M. Kincaid.  
(3) Rights of the public in and to any portion of said premises  
lying within the limits of roads and highways.  
(4) Interest of Winema Peninsula, Inc.  
(5) Contract of Sale dated January 25, 1973, wherein Robert C.  
Johnson and Patricia A. Johnson, husband and wife, are sellers  
and Jessie Duley is the buyer, the balance of which contract  
grantees assume and agree to pay according to the terms thereof,

together with all tenements, hereditaments and appurtenances hereunto belonging or  
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their  
heirs and assigns forever. Said grantor does covenant to and  
with said grantees, their heirs and assigns, that she is the owner  
of said premises, being lawfully seized in fee simple thereof; that said premises are  
free from all encumbrances, except as stated above;  
and that she and her heirs and representatives will warrant and defend  
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$25,491.47.

IN WITNESS WHEREOF, I have hereunto set my hand this 22

day of August, 1973.

*Jessie Duley*

H. F. SMITH  
Attorney at Law  
538 Main Street  
Klamath Falls, Oregon

STATE OF OREGON }  
County of KLAMATH } ss. Aug 22d, 1973.

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Personally appeared the above-named JESSIE DULLEY,

know to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Harmon J. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-74

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

Personally appeared  
who, being first duly sworn, did say that he the  
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,  
County of Klamath  
Filed for record XXXXXXXX

on this 13th day of AUGUST A.D. 1976  
at 11:06  
recorded in Vol. M 76 of DEEDS  
Page 12567

WM. D. MILNE, County Clerk

By Harold Hayes Deputy

Fee \$6.00

Return to: Yards

Naiglas R. Reid

P.O. Box 373

Bly OR 97622