

17816

WARRANTY DEED

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12871

PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That HARVEY J. FORSTER and MURIEL A. FORSTER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD H. GROETCHEN and REBECCA LYNN GROETCHEN, husband and wife as tenants by the entirety, 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:

A portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 200 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 25 feet in Hope Street.

ALSO EXCEPTING THEREFROM (Continuation on reverse)

(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 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 \$ 28,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 day of August, 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)

Harvey J. Forster
Harvey J. Forster

Muriel A. Forster
Muriel A. Forster

STATE OF OREGON,)
County of Klamath) ss.
August 18, 1976

STATE OF OREGON, County of) ss.
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Personally appeared and

Personally appeared the above named
Harvey J. Forster and
Muriel A. Forster

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

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

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: 10-13-75

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Harvey J. and Muriel A. Forster

GRANTOR'S NAME AND ADDRESS

Richard H. and Rebecca Lynn Groetchen

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Fed
540 Main

NAME, ADDRESS, ZIP

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

First Fed
540 Main

NAME, ADDRESS, ZIP

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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Continuation of property description:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89°25'00" East 495.00 feet and South 00°35'25" East 900.00 feet from the 1-inch iron axel marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00°35'25" West 100.00 feet; thence North 89°25'00" East 165.00 feet; thence South 00°35'25" East 100.00 feet; thence South 89°25'00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89°25'00" East.

SUBJECT TO THE FOLLOWING:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Recitals as set forth in deed from Ray Blanc, et ux., to Ralph L. DiBattista, et ux., dated September 2, 1947, recorded September 9, 1947 in Book 211 at page 137, Deed Records. Right of way, 6 feet in width, for irrigation lateral over and across the East side of said property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS CO

this 18th day of AUGUST A. D. 1976 at 3:49 o'clock P.M. and

duly recorded in Vol. M-76, of DEEDS on Page 12821

FEE \$ 6.00

Wm D. MILNE, County Clerk

By

Hazel Dragne