

38-1117E

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

STEVENS-NEE LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

18200

WARRANTY DEED

vol. M76 Page 13359



KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. HUDELSON and ANNE E. HUDELSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM T. GARDINER and GLENDA J. GARDINER, 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:

Lot 1 in Block 1 of "PINE GROVE RANCHETTES", a duly recorded subdivision in Klamath County, Oregon, EXCEPTING THEREFROM that portion of said Lot 1 in Block 1, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 01° 48' 53" West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72° 46' 40" East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 feet radius curve to the left (delta - 7° 00' 11" 32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said Lot line North 00° 08' 00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89° 58' 00" West along said Lot line 132.20 feet to the point of beginning.

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 and subject to covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record

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 \$4,000.00. 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 25 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.

Kenneth E. Hudelson
Kenneth E. Hudelson

Anne E. Hudelson
Anne E. Hudelson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 25, 1976

STATE OF OREGON, County of) ss.
August 25, 1976

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)

Personally appeared the above named Kenneth E. Hudelson and Anne E. Hudelson

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

Before me: *Shirley S. Stockwell*

Notary Public for Oregon
My commission expires: 6-13-80

Notary Public for Oregon
My commission expires:

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 26 day of August, 1976, at 3:53 o'clock P.M., and recorded in book M76 on page 13359 or as file/reel number #18200.

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

Wm. D. Milne, County Clerk
Recording Officer
By *Shirley S. Stockwell* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. William T. Gardiner
11723 Clovis Court
Klamath Falls, Or

NAME, ADDRESS, ZIP

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

11723 Clovis Court
Klamath Falls, Or

NAME, ADDRESS, ZIP