

A-27108

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

1-1-74

18252

WARRANTY DEED

Vol. 76 Page 13430

MURKIN'S LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That William N. King and Mildred King, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan M. Lee

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 17 and a portion of Lot 16 SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the right of way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26° curve to the right; thence South 21° 28' East, along said right of way a distance of 16.73 feet; thence South 71° 19' 20" West a distance of 130.57 feet, more or less, to the shore line of Upper Klamath Lake; thence North 08° 33' West along said shore line a distance of 41.50 feet, more or less, to the intersection of said shore line and the Northerly lot line of Lot 16; thence North 53° 43' East, 119.55 feet, more or less, to the Northeasterly corner of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(over)

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

SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land

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 \$ 11,500.00

~~THE GRANTOR HEREBY WARRANTS THAT THE ABOVE DESCRIBED PREMISES ARE FREE FROM ALL ENCUMBRANCES EXCEPT THOSE SPECIFICALLY SET FORTH IN THIS DEED.~~ (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 17th 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)

William N. King  
Mildred King

STATE OF OREGON,  
County of Klamath } ss.  
August 17th, 1976

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

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:

Notary Public for Oregon

My commission expires:

Mar. 3, 1979

William N. King and Mildred King  
2029 Lawrence  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Alan M. Lee  
2076 Lakeshore  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alan M. Lee  
2076 Lakeshore  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Alan M. Lee  
2076 Lakeshore  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_, ss.

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

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13431

Property Description Continued:

said Lot 16; thence along the Southwesterly right of way line of Sunset Drive and along a 16.259° curve to the right, 62.86 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
2:55

this 27th day of AUGUST A. D. 1976 at 2 o'clock P M., and

duly recorded in Vol. N 76, of DEEDS on Page 13430

FEE \$ 6.00

Wm D. MILNE, County Clerk  
By Flagel Magee