

01-10363 38-11232

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

1-174

18565

WARRANTY DEED

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13858

KNOW ALL MEN BY THESE PRESENTS, That DONAL M. DEAN and CONSTANCE C.

DEAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. MAC FARLANE and PAMELA E. MAC FARLANE, husband and wife,

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 Tract 18, "MERRILL TRACTS" Subdivision in the SW 1/4 SE 1/4 of Section 2, Twp. 41 S., R. 10 E.W.M.: Beginning at a 1/2 inch iron pin located N 00°25' W a distance of 125.00 feet and West a distance of 240.00 feet from the 1/2 inch iron pin marking the SE corner of Block 3 "Hodges Addition to Merrill"; thence West parallel with the South line of said Tract 18, "Merrill Tracts" a distance of 118.79 feet to a 1/2 inch iron pin on the West line of said Tract 18 and on the East line of the drain ditch easement as described in Deed Vol. 43 at page 239, Klamath County Deed Records; thence N 00°01'10" W along said line a distance of 125.00 feet to a 1/2 inch iron pin on the Westerly extension of the South line of Third Street, "Hodges Addition to Merrill"; thence East along said line a distance of 117.92 feet to a 1/2 inch iron pin; thence S 00°25' E a distance of 125.00 feet to the point of beginning.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Klamath Irrigation District & Klamath Basin Improvement District.

(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 above set forth, and, reservations, restrictions, easements 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 \$20,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (If the sentence between the symbols < > is not applicable, it should be deleted. See ORS 43.020.)~~

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 2 day of August Sept, 19 76; 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)

Constance C. Dean  
Donal M. Dean

STATE OF OREGON, )  
County of Klamath ) ss.  
August 9, 2, 1976

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

Personally appeared the above named DONAL M. DEAN and CONSTANCE C. DEAN, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-80

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:

Donal M. Dean et ux

GRANTOR'S NAME AND ADDRESS

John D. Mac Farlane et ux

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:

same

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of SEPTEMBER, 19 76, at 3:40 o'clock P.M., and recorded in book N 76 on page 13858 or as file/reel number 18565.

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

WM. D. MILNE

Recording Officer

By Hazel Gray Deputy

FEE \$ 3.00