

1-1-74

18714

WARRANTY DEED

Vol. M76 Page

14859



KNOW ALL MEN BY THESE PRESENTS, That Benjamin D. Morrison and Martha D. Morrison, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Milborn J. Mickle and Ruth Marie Mickle, 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:

PARCEL I:
Lots 7 and 8, RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL II:
Being a portion of the vacated alley described as follows:
Beginning at the Southeast corner of Lot 7, RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 108 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence (for continuation of this deed see reverse side of this document)

(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 \$30,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31st day of October, 1975; 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)

Benjamin D. Morrison

Martha D. Morrison

STATE OF OREGON,

County of Klamath

October 31, 1975

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, and

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-25-77

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

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

14060

West, along the North line of Jay Street to the point of beginning.
Excepting therefrom, the North 16 feet thereof.
Reserving therefrom an easement for walkway along the East 3 feet of the South 92 feet thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of -----
this 8 day of Sept A. D. 19 76 at 3:26 o'clock P. M., and
duly recorded in Vol. M 76 of deeds on Page 14059
6.00 By *Wm D. Milne* County Clerk