

WARRANTY DEED

Vol. M 76 page 14095

KNOW ALL MEN BY THESE PRESENTS, That Harold O. Rau & Ruth I. Rau

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winford Mauer, and Janice Mauer, husband and wife, and/or the survivor, 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 tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89degrees 55' West along the section line common to said sections, 655.10 feet to the True Point of Beginning; thence leaving said section line, South 00degrees 06' West, along the westerly boundary line of that tract of land deeded by Walter E. Mathews, et ux to Winford G. Mauer, et ux, on the 16th day of April 1963, 438.67 feet (Deed Record 438.3 feet) to a point on the Northwesterly right of way of Pine Grove Road (county road); thence South 76degrees 37'10" West (Deed Record South 76degrees 35' West) along said right of way, 30.39 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00degrees 06' East, 445.66 feet to a 1/2 inch iron pin situated on the section line common to Sections 4 and 9, said Township and Range;

(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 subject to any and/or easements and/or 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 \$ 1,800.00

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 1st day of September, 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)

STATE OF OREGON, } ss.
County of Klamath
September 1, 1976

Personally appeared the above named
Harold O. Rau
Ruth I. Rau

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

Before me, Barbara L. Jones
Notary Public for Oregon
My commission expires: 5/20/77

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Harold O. Rau & Ruth I. Rau
P.O. Box 2250
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS
Winford and/or Janice Mauer
2412 Pine Grove Road
Klamath Falls, Oregon

After recording return to:
Robert L. Thomas, Attorney at Law
930 Klamath Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Harold O. Rau
P.O. Box 2250
Klamath Falls, Oregon 97601

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.

Recording Officer
Barbara L. Jones, Deputy

SPACE RESERVED FOR RECORDER'S USE

Cash.

14095 A.

thence North 89degrees 55' East, 29.56 feet to the point of beginning.
Containing 0.30 Acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Winford Mauer

this 9th day of September A.D. 1976 at 11:24 o'clock A.M., and

duly recorded in Vol. M76, of Deeds on Page 14095

Wm D. MILNE, County Clerk

By Barbara Lee Case

Fee \$6.00