

1-1-74

15048

WARRANTY DEED

ol. M76 page 14510

KNOW ALL MEN BY THESE PRESENTS, That Martin Harold Clark and Marcia L. Clark, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Archie W. Gage and Margaret L. Gage, 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:

See attached description on reverse

(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

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 \$ 1000.00. 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 7th 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)

Martin Harold Clark
Marcia L. Clark

STATE OF OREGON, } ss.
County of Klamath
September 7, 1976.

Personally appeared the above named Martin Harold Clark and Marcia L. Clark

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

Before me: *Susan L. Starnes*
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-13-80

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Archie W. Gage and Margaret L. Gage,
husband and wife

200 7th Ave., Sweet Home, Oregon 97386

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

14511

The following described real property in Klamath County, Oregon:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 10 of Yonna Woods-Unit 2, a duly recorded subdivision in said Klamath County; thence North 89° 44' 02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said SW $\frac{1}{4}$; thence South 00° 12' 42" East along the West line of said SW $\frac{1}{4}$, 30.00 feet; thence South 89° 44' 02" East, 78.20 feet; thence North 30° 04' 19" West, 34.76 feet to the point of beginning.

TOGETHER WITH

An easement for the purpose of egress and ingress over the following described parcel:

Beginning at the Southeast corner of said Lot 5 of Block 10; thence South 89° 44' 02" East along the North line of said SW $\frac{1}{4}$, 34.76 feet; thence South 00° 15' 58" West, 30.00 feet; thence North 89° 44' 02" West, 17.20 feet to the Southeast corner of the above described parcel; thence North 30° 04' 19" West along the East line of the above described parcel, 34.76 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 15 day of September A. D. 1976 at 3:49 P. M. in

duly recorded in Vol. M76 of Deeds on Page 14510

Wm D. MILNE, County Clerk

Barbara DeCave

fee \$6.00