

19185

WARRANTY DEED

Vol. m76 Page 14693

KNOW ALL MEN BY THESE PRESENTS, That EVERETT RUSSELL MC GRAW II and MARJORIE MICHIKO MC GRAW, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES F. ZIEGLER and GERALDINE P. ZIEGLER, 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: All that part of the North one-half of Tract 30, and all that part of Tracts 31 and 32 of ALTAMONT SMALL FARMS, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, lying Southwesterly of a line parallel with and distant 100 feet Southwesterly measured at right angles from the center line of the main tract of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described as follows:

Beginning at a point on the Northerly boundary of said Section 15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of 41° 02' with said Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with the Easterly boundary of said Section 15, at a point distant 926.4 feet Northerly from the Southeast corner thereof.

over-----

(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 set out above

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 \$ 4,300.00.

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) (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 16th 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,)
County of Klamath) ss.
September 16, 1976

Personally appeared the above named Everett Russell McGraw II and Marjorie Michiko McGraw

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

Before me: *Notary Public for Oregon*
(OFFICIAL SEAL) *My commission expires: 6/13/80*

STATE OF OREGON, County of) ss.
September 16, 1976

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles F. Ziegler
5145 Avalon St.
K. Ziegler

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

I certify that the within instrument was received for record on the day of 1976,

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.

By Recording Officer Deputy

76 SEP 20 PM 12 12

S
11
Sept
of

14694

LEGAL DESCRIPTION CONTINUED.....

SAVING AND EXCEPTING from the above described premises that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944, in Deed Volume 168, at page 557, Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right-of-way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southwesterly, measured at right angles, from said Southwesterly right-of-way line.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Charles F. Ziegler

this 20th day of September A. D. 1976 at 12:12 o'clock P.M.

duly recorded in Vol. M76, of Deeds on Page 14693

Wm D. MILNE, County Clerk

By L. J. McTear

Fee \$6.00

Sept
of