

19563

WARRANTY DEED

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15247

KNOW ALL MEN BY THESE PRESENTS, That... BOYD MORGAN and RAYBURN D. SOUTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOEL DE AVILLA, 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 of land situated in the South $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 529.0 feet and East 1125.8 feet from the iron pin which marks the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5; thence East 120.0 feet to an iron pin; thence South 89.3 feet to an iron pin; thence West 120.0 feet to an iron pin; thence North 89.3 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
 2. The rights of the public in and to that portion of the premises herein described lying within the limits of existing streets and roads.
- 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 forth 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 \$ 5,000.00

~~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 \odot , 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 20 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, CALIFORNIA } ss.
County of SHASTA }
Sept 20, 1976

Personally appeared the above named
Rayburn D. South
and acknowledged the foregoing instru-
his voluntary act and deed.
Before me:
Notary Public for Oregon California
My commission expires:

STA
STATE OF OREGON, } ss.
County of Klamath }
September 28, 1976

Personally appeared the above named
Boyd Morgan
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-12-77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal Savings
86th Street
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

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

Joel De Avilla
79 Washington St
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath }
I certify that the within instru-
ment was received for record on the
29 day of Sept., 1976,
at 9:06 o'clock a.m., and recorded
in book M-76 on page 15247 or as
file/reel number 19563
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm D Milne

Recording Officer
By Carolyn R. R. Deputy

3.00

SEP 29 AM 9 06