

1-1-74

20037

WARRANTY DEED

Vol. 76 Page 15915

KNOW ALL MEN BY THESE PRESENTS, That John J. Noller and Sharon M. Noller, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELBERT E. EAYRS, 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 in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9, which bears South 0° 06' West, a distance of 770.5 feet from the one-quarter section corner common to Sections 4 and 9, said Township and Range; thence continuing along said center section line South 0° 06' West, 165.0 feet; thence leave said center section line South 89° 55' West, 655.1 feet; thence parallel to said center section line North 0° 06' East, 165.0 feet; thence North 89° 55' East, 655.1 feet to the point of beginning.

(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: 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 roads. 3. Right of way recorded in Vol. 301, page 222. 4. Easement as set forth in deed recorded in Vol. 343, page 412. 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 \$8,500.00. 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 30th 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.

John J. Noller

(If executed by a corporation, affix corporate seal)

Sharon M. Noller

STATE OF OREGON,

County of Klamath

September 30, 1976

Personally appeared the above named John J. Noller and Sharon M. Noller.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath

Personally appeared, 1976

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

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of OCTOBER, 1976, at 12:26 o'clock P.M., and recorded in book M 76 on page 15905 or as file/reel number 20037.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

B. J. Hazel Deputy

FEE \$ 300

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as below

NAME, ADDRESS, ZIP

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

Delbert E. Eayrs  
1443 Pine Grove Road  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP