

20843 WARRANTY DEED Vol. 76 Page 17073

KNOW ALL MEN BY THESE PRESENTS, That Walter Hendershot and Joyce L. Hendershot, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael Hardy and Debora E. Hardy, 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:

Beginning at a point in the Northerly boundary of Tract No. 33 of ALTAMONT SMALL FARMS, as shown by the official plat of record in the office of the County Clerk of Klamath County, Oregon, said point being 321.0 feet distant from the NW corner of said tract, and running thence South 88° 46' East along the said Northerly boundary of said tract 107.0 feet; thence South 0° 11' West 200 feet more or less to a point in the Southerly boundary of said tract; thence North 88° 46' West along the said Southerly boundary of said tract 107.0 feet thence North 0° 11' East 200.0 feet, more or less, to the point of beginning, and being a portion of said Tract No. 33, and being situate in Klamath County, Oregon.

(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 easements or restrictions of record, common to the area or apparent on the face of 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 \$ 21,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated by this symbol (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 27th day of October, 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.

Walter Hendershot
Joyce L. Hendershot

STATE OF OREGON,)
County of Klamath) ss.
October 27, 1976

Personally appeared the above named
Walter Hendershot and Joyce L.
Hendershot, husband and wife,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 5-14-80

STATE OF OREGON, County of) ss.
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 be-
half 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)

Walter & Joyce L. Hendershot
3506 Anderson Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Michael & Debora Hardy
P.O. Box 90
Cool, California 95614
GRANTEE'S NAME AND ADDRESS

After recording return to:
FESTL
main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
FESTL
main
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
27th day of OCTOBER, 1976,
at 11:46 o'clock A.M., and recorded
in book M. 76 on page 17073 or as
file/reel number 20843,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
By Hazel Hagler Deputy
FEE \$ 3.00