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Warranty Deed

This Indenture Witnesseth, That DONALD R. WAGGONER and SANDRA L. WAGGONER, husband and wife,

herein called "grantors," in consideration of THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 --- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

CHURCH OF GOD OF OREGON, HEADQUARTERS, CLEVELAND, TENNESSEE, INC., an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

A portion of the SE $\frac{1}{4}$, Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point which lies N. 1°14' W. 680.3 feet and S. 89°26' W. 1133 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 S., R. 9 E.W.M.; and running thence continuing S. 89°26' W. 151.5 feet; thence N. 1°5' W. 143.7 feet; thence N. 89°24' E. 56.7 feet to the westerly boundary of the U.S.R.S. drain; thence S. 34°19' E. along the westerly boundary of the U.S.R.S. drain 172.9 feet to the point of beginning. SAVING AND EXCEPTING a strip 20 feet wide along the northerly boundary of the above-described real property.

SUBJECT TO: (1) 1976-77 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts and water and irrigation rights in connection therewith. (4) Rules, regulations and assessments of South Suburban Sanitary District,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantors do covenant to and with said grantee, its successors and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$36,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 18th day of October, 1976.

Donald R. Waggoner
Sandra L. Waggoner

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

FFS+U
main

17547

STATE OF OREGON }
County of KLAMATH } ss. October 18, 1976.

Personally appeared the above-named DONALD R. WAGGONER and SANDRA L. WAGGONER, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8/14/79

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

Personally appeared _____ who, being first duly sworn, did say that _____ he _____ the _____ of _____

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and _____ he _____ acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of Klamath }
Filed for record at request of _____
KLAMATH COUNTY TITLE CO.
on this 4th day of November A.D. 1976
at 11:47 o'clock A.M. and duly
recorded in Vol. N 76 of DEEDS
Page 17546
Wm D. MILNE, County Clerk
By *[Signature]* Deputy County Clerk
\$ 6.00

Return to: