

22475

WARRANTY DEED

Vol. 196 Page 19471

WILLARD D. AIKEN

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL L. SPIKER and SHIRLEY M. SPIKER, 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:

A parcel of land situated in the NE 1/4 SE 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 SE 1/4 of said Section 30 as said corner is established by the intersection of the centerline of the County Road known as Del Fatti Lane with the USRS Lateral C-4 (old E 5-5) said road being established April 28, 1909, as described in County Roads Records, File A-4, and Survey Volume 2 page 24 and said Lateral being established as shown on USRS Klamath Project right-of-way maps 12-201-1260-1261 thence Northerly along the east line of said Section 30 a distance of 30 feet to the fence line marking the Northerly right-of-way line of said County Road; thence Westerly along the fence line marking the Northerly line of said County Road as established by the above described road records (continued on reverse)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold 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 hereinabove set forth

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 \$42,112.00. 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 1st day of December, 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.

Willard D. Aiken

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 1st, 1976

Personally appeared the above named WILLARD D. AIKEN

and acknowledged the foregoing instrument to be his voluntary act and deed

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires 6/14/1977

STATE OF OREGON, County of ss. 19

Personally appeared 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

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:

Mr. Willard D. Aiken
Rt. 1 Box 922-B Del Fatti Lane
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

After recording return to:

FFSTC
Main

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Michael L. Spiker
Rt. 1, Box 922-B
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19 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

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a distance of 572 feet to an existing fence corner marking the true point of beginning of this description; thence Northerly along an existing fence line a distance of 500 feet; thence Easterly parallel with the fence line marking the Northerly right-of-way line of said County Road a distance of 175 feet; thence Southerly parallel with the fence line marking the Westerly line of this description a distance of 500 feet to the existing fence line marking the Northerly right-of-way line of said County Road; thence Westerly along said fence line a distance of 175 feet to the true point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Right of way, including the terms and provisions thereof, in deed dated January 29, 1925, recorded February 11, 1925, in Volume 65, page 309, records of Klamath County, Oregon, as follows: "... for ditches, canals, and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of United States, or otherwise, which right of way is hereby expressly reserved."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
 this 3rd day of December, A. D. 1976 at 3:37 o'clock P.M., and
 duly recorded in Vol. N 76, of DEEDS on Page 19471

FEE \$ 6.00

Wm D. MILNE, County Clerk
 By Harold Magee