

UTC 934-1924

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

Vol. 76 Page 20201

23056

MADELINE P. MARTIN

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD I. McCULLOUGH and VIRGINIA L. McCULLOUGH, 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:

See attached legal description made a part hereof on Exhibit "A"

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record,

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 \$ 65,000.00

Howsoever the same may be hereafter claimed, paid or received, the same shall be deemed to be the full and complete consideration for the premises hereinafter described, and the grantor hereby covenants to defend the same against all claims of all persons whomsoever, except those claiming under the above described encumbrances.

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 17 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.

Madeline P. Martin  
MADELINE P. MARTIN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 17, 1976

STATE OF OREGON, County of ) ss.  
Personally appeared, 19, 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 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: 6-13-80

Madeline P. Martin

GRANTOR'S NAME AND ADDRESS

Edward I. McCullough etux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward I. McCullough  
P.O. Box 5243  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Dept. Veterans Affairs  
1325 Perry St  
Salem, Or 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

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

SPACE RESERVED FOR RECORDER'S USE



20202

MTC NO. 1924

EXHIBIT "A"  
DESCRIPTION

PARCEL I

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61° 24' West, 376.45 feet; thence North 4° 14' 10" West, 390.0 feet; thence South 79° 43' West, 497.95 feet; thence North 14° 44' West, 1255.85 feet; thence North 89° 25' 45" East, 1168.7 feet to a 3/4" galvanized iron pipe; thence South along the Section line between sections 22 and 23, 1303.0 feet to the point of beginning.

PARCEL II

Beginning at a point on the North line of the Klamath Falls-Ashland Highway 1627.9 feet Southwesterly from the intersection of the North line of said highway with the East line of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 23, said point being the SW corner of a tract of land conveyed to John H. Sundquist, et ux., recorded February 11, 1948 in Volume 216, page 507, Deed Records, of Klamath County, Oregon; thence North 40° 00' West 400 feet to a point; thence Southwesterly parallel to and 400 feet distance from the North line of said highway, to a point on the West line of said Section 23; thence South tracing the West line of Section 23 to a point on the North line of the said Klamath Falls-Ashland Highway thence Northeasterly tracing the North line of said highway to the point of beginning, all in Section 23 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.

this 17th day of DECEMBER A. D. 19 76 at 2:52 o'clock P. M., of

duly recorded in Vol. M 76 of DEEDS on Page 20201

FEE \$ 6.00

By W. D. MILNE, County Clerk,  
Hayden