

1-1-74

23759

WARRANTY DEED

Vol. 77 Page 139

SM

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS N. HAMILTON and RHODIE E. HAMILTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER D. WAECHTER and MARY RUTH WAECHTER, 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 AND BY REFERENCE HEREIN IS MADE A PART HEREOF

SUBJECT TO: 1. Assessments of South Suburban Sanitary District, Klamath Basin Improvement District and Klamath Irrigation District; 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways; 3. Grantee of right of way, including the terms and provisions thereof, recorded June 5, 1963 in Volume 345, page 587, Deed Records of 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 as shown herein 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 \$24,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 4 day of January, 1977; 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.

(If executed by a corporation, affix corporate seal)

Francis N. Hamilton
Rhodie E. Hamilton
FRANCIS N. HAMILTON
RHODIE E. HAMILTON

STATE OF OREGON,

County of Klamath

January 4, 1977

Personally appeared the above named

Francis N. Hamilton and Rhodie E. Hamilton, husband and wife

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

Before me:
(OFFICIAL SEAL) *Carlene L. Addington*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of _____ ss.

January 4, 1977

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 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Roger and Mary Waechter
2805 Summers Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry Street., S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1977,

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

DESCRIPTION

PARCEL 1

Beginning at a point 950 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running East 119 feet; thence North 100 feet; thence West 119 feet; thence South 100 feet to the point of beginning, being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 30 feet of the above described property conveyed to Klamath County for road purposes.

PARCEL 2

A parcel of land situated in the SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Easterly line of Summers Lane with the South line of said Section 2; thence North 0°04' West along the Easterly line of Summers Lane a distance of 30 feet; thence South 89°32' East parallel with the South line of said Section 2 a distance of 208 feet; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 920 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 119 feet to a one-half inch iron pin marking the True Point of Beginning of this description; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 100 feet to a one-half inch iron pin; thence South 89°32' East parallel with the South line of said Section 2 a distance of 35 feet; thence South 0°04' East parallel with the Easterly line of Summers Lane a distance of 100 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 35 feet to the True Point of Beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 4th day of JANUARY A. D. 1977 at 3:45 o'clock P. M., and

duly recorded in Vol. M 77 of DEEDS on Page 199

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Ingle