

1-1-74

23972

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. APPLIGATE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEPNER, KEPNER and SARIO, a partnership, 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 PART HEREOF

SUBJECT TO: 1. Assessments of South Suburban Sanitary 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, roads or highways; 3. Reservations and restrictions as contained in Deed recorded August 15, 1925 in Volume 67, page 331; 4. Reservations restrictions and easements as contained in Deed recorded May 28, 1945 in Volume 176, page 481; 5. Trust Deed, including the terms and provisions thereof, recorded June 23, 1972 in Volume M72, page 6818, Microfilm Records of Klamath County, Oregon, which Buyers herein agree to pay and assume under the terms and provisions set forth therein.

(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 \$14,000.00. 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 31 day of JAN DEC, 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.

(If executed by a corporation, affix corporate seal)

ALASKA
STATE OF OREGON, } ss.
County of 3RD TUD. DIST. }
12/31, 1976.

Personally appeared the above named
George A. Appligate

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

Before me:
(OFFICIAL SEAL) Charles J. Sturge
Notary Public for Oregon ALASKA
My commission expires: 5/14/77

STATE OF OREGON, County of _____) ss.
_____ 19____.

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kepner, Kepner & Sario

3038 Cannon

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Firstbank Mortgage Corporation

Securities Building

Seattle, WA 98101

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instru-

ment 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

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DESCRIPTION

A tract of land described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line, and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the $\frac{1}{4}$ section corner common to Section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the $S\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11; thence South 88° 58' West along the North line of the $S\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, a distance of 67.5 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the Point of Beginning, being in the $S\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian,

EXCEPTING THEREFROM that portion lying within Winter Avenue.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.
this 10th day of JANUARY A. D. 1977 of 3:49 o'clock PM., and
duly recorded in Vol. M 77, of DEEDS on Page 452

FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel D. Dwyer