

WARRANTY DEED

24235

KNOW ALL MEN BY THESE PRESENTS, That GERALD N. REEDER and GLENTIS L. REEDER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTINA M. VINCENT

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:

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which lies North 0° 12' East a distance of 799.8 feet from the iron pin which marks the Southwest corner of said Section 35, and running thence North 89° 58' East a distance of 95 feet to a point, thence Southerly and parallel to the West Section line of Section 35, a distance of 50 feet to a point; thence at right angles, South 89° 58' West a distance of 95 feet more or less to the West section line of said Section 35; thence North 0° 12' East along said Section line a distance of 50 feet, more or less, to the Point of Beginning, being situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian.

(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: 1. Regulations of Enterprise Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Reservations in deed recorded March 18, 1937 in Deed Volume 108 at page 252.

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 \$ 21,000.00

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 13th 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)

Gerald N. Reeder
Glentis L. Reeder

STATE OF OREGON,
County of Klamath } ss.
January 13, 1977

Personally appeared the above named Gerald N. Reeder and Glentis L. Reeder

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 8-12-77

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 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:
Martina M. Vincent
1441 Summers Lane
Klamath Falls, Oregon
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
First Federal Savings
540 Main Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of JANUARY, 1977, at 12:24 o'clock PM., and recorded in book M. 77 on page 828 or as file/reel number 24235.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By _____ Deputy

FEE \$ 3.00