

1-1-74

24276

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Matthew Lagier, Trustee for Amy B. Wermann, a minor

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judith L. Wermann 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:

the South half of the North Half of the Northeast quarter of the Northwest quarter, reserving therefrom a twenty foot easement off the North and East for ingress and egress and public utility purposes; and the South half of the South half of the Northwest quarter of the Northeast quarter, reserving therefrom a twenty foot easement on the North for ingress and egress and public utility purposes; all in Section 17, Township 24 South, Range 10 East, 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

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 \$ Gift

However, the actual consideration consists of or includes other property or value given in payment which is 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 29th 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.

Matthew Lagier, Trustee A.B. Wermann, a minor.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA } ss. County of SAN JOAQUIN } ss. JAN 7 1977

STATE OF OREGON, County of _____) ss. 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.

OFFICIAL SEAL EUGENE D. BIRK Notary Public for Oregon SAN JOAQUIN COUNTY CALIFORNIA My Commission Expires April 7, 1978

Notary Public for Oregon My commission expires: _____ (OFFICIAL SEAL)

Matthew Lagier, Trustee A.B. Wermann 1230 Linda Place Tracy, Ca. 95376 GRANTOR'S NAME AND ADDRESS Judith L. Wermann 1230 Linda Place Tracy, Ca. 95376 GRANTEE'S NAME AND ADDRESS After recording return to: Judith L. Wermann 1230 Linda Place Tracy, Ca. 95376 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address: Judith L. Wermann 1230 Linda Place Tracy, Ca. 95376 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH } ss. I certify that the within instrument was received for record on the 18th day of JANUARY, 19 77, at 9:22 o'clock A.M., and recorded in book M. 77 on page 894 or as file/reel number 24276 Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer By Hazel Drayton Deputy

FEE \$ 3.00

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