

24383 MTC 842-2538

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ETHEL M. STRANSKE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY BURG, 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 set forth hereinabove

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 and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.00

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 (1), 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 5th day of August, 1975; 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.

Ethel M. Stranske

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 5, 1975

Personally appeared the above named Ethel M. Stranske

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of _____, ss.

Personally appeared _____

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:

STATE OF OREGON,

County of _____, ss.

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.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Burg
5888 Queensprings Dr.
Klamath Falls, Oregon 97601

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

Same

NAME, ADDRESS, ZIP

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian; thence West along the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section, Township and Range to a point which is 540 feet East of the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence South along the West line of that parcel of land described in deed to Klamath Forest Protective Association, which deed is recorded in Volume 173 at page 521, Deed Records of Klamath County, Oregon, 662.55 feet to a point; thence South 89° 18' East to a point on the Northwestern right of way line of the Ashland-Klamath Falls Highway, as the same is now located and constructed; thence Northeasterly along said right of way line to its intersection with the East line of said Section 7; thence North along said East line to the point of beginning, being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian,

EXCEPT that portion of the above described property conveyed by Lillian G. Mann, a widow, to the State of Oregon, by and through its State Highway Commission, dated February 25, 1957, recorded February 28, 1957 in Volume 290 at page 120, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that tract of land appropriated by the State of Oregon by corrected judgment order filed in Suit No. 68-1 L on October 14, 1968.

AND ALSO EXCEPTING that portion lying Easterly of the Westerly line of the new Highway #97 South as currently located.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 19th day of January A. D. 1977 at 3:49 P. M. and
duly recorded in Vol. M 77 of DEEDS on Page 1050

FEES \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Dray*