

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS KENNETH HILL and JULIA DAVIS HILL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN H. DOROW, JR. and DONNA F. DOROW, Husband & 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:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 33.30 feet for roadway.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$42,500.00. ~~However, the actual consideration consists of \$42,500.00 plus \$100.00 for recording fees, which is part of the consideration.~~ (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 26th 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 Kenneth Hill

Julia Davis Hill

STATE OF OREGON, }
County of Klamath } ss.
January 26, 1977

STATE OF OREGON, County of _____, ss.
January 26, 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 _____

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)

Personally appeared the above named Francis Kenneth Hill and Julia Davis Hill

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

Before me: *Rich Owens*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5-14-80

Notary Public for Oregon

My commission expires:

Francis Kenneth Hill & Julia Davis Hill

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of JANUARY, 1977, at 11:25 o'clock AM., and recorded in book M77 on page 1514 or as file/real number 24695, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

B. Hagel Dragil Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

Melvin H. and Donna F. Dorow, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

FESTL
main

NAME, ADDRESS, ZIP

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

FESTL
main

NAME, ADDRESS, ZIP