

## WARRANTY DEED

38-1949

21711

Vol. 17

KNOW ALL MEN BY THESE PRESENTS, That Leroy Houck, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Don Stevenson and Diane E. Stevenson, husband and 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:

A parcel of land situated in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31, T. 39 S., R. 9 E., W.M., being more particularly described as follows: Beginning at a point on the center line of an existing County Road from which the section corner common to Sections 25, 30, 31 & 36, T. 39 S., R. 9 E., W.M. bears South  $89^{\circ}42'30''$  West a distance of 2086.4 feet; thence South  $0^{\circ}17'30''$  East a distance of 30.0 feet to a point on the Southerly right of way line of said County Road being the true point of beginning of this description; thence South  $0^{\circ}17'30''$  East a distance of 871.2 feet; thence South  $89^{\circ}42'30''$  West a distance of 250.0 feet; thence North  $0^{\circ}17'30''$  West a distance of 871.2 feet; thence North  $89^{\circ}42'30''$  East a distance of 250.0 feet to the true point of beginning.

SAVING AND EXCEPTING THEREFROM a parcel of land situated in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31, T. 39 S., R. 9 E., W.M., being more particularly described

(SEE CONTINUATION ON REVERSE SIDE HEREOF)

(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 stated hereinabove,

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 \$ 7,500.00. 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  $\odot$ , 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 24 day of June, 1974; 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.

x *Leroy Houck*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Klamath } ss.  
June 24, 1974

Personally appeared the above named

Leroy Houck

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10/25/74

STATE OF OREGON, County of

19

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:

Leroy Houck

GRANTOR'S NAME AND ADDRESS

Don &amp; Diane E. Stevenson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Just Federal  
2943 So. Sixth  
A 90

NAME, ADDRESS, ZIP

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

Don &amp; Diane E. Stevenson

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

## CONTINUATION OF REAL ESTATE DESCRIPTION:

as follows:

Commencing at a point on the center-line of an existing county road from which the northwest corner of said Section 31 bears S. 89°42'30" W. a distance of 2086.4 feet; thence S 0°17'30" E. a distance of 30.0 feet to a point on the southerly right of way line of said County Road being the point of beginning of this description; S 0°17'30" E. a distance of 435.60 feet thence S. 89°42'30" W. a distance of 100 feet; thence N. 0°17'30" W. a distance of 435.60 feet; thence N. 89°42'30" E. a distance of 100 feet to the point of beginning; containing 1.0 acres, more or less.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

ALSO SUBJECT TO: Regulations, reservations, restrictions and easements and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

10:44

this 28th day of January A. D. 1977 at o'clock AM, and

duly recorded in Vol. M 77, of DEEDS on Page 1603

FEE\$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drazile*