

1-174

24751

WARRANTY DEED

Vol. 11 Page 1821

KNOW ALL MEN BY THESE PRESENTS, That ERNEST J. BORGMAN and DOROTHY J.

BORGMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES P. WOODWARD and DORIS WOODWARD, 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 $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89° 55' East a distance of 1345.2 feet; thence North 0° 16' West a distance of 2187.0 feet to the Northwest corner of First Addition to Moyina Subdivision; thence North 89° 39' 30" East along the North line of said subdivision a distance of 420.0 feet to a $\frac{1}{2}$ inch iron pin; on the true point of beginning of this description; thence continuing North 89° 39' 30" East a distance of 125.00 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 16' West a distance of 120.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 89° 39' 30" West a distance of 125.0 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 16' East a distance of 120.0 feet to the true point of beginning of this description. (Continued over)

(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 shown herein

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 \$ 37,000.00

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 17th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON; }
County of Klamath } ss.
December 17, 1976

Personally appeared the above named

Ernest J. Borgman and Dorothy J. Borgman

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/1/77

STATE OF OREGON; County of } ss.
December 17, 1976

Personally appeared Ernest J. Borgman and Dorothy J. Borgman, 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:

Notary Public for Oregon

My commission expires: 12/1/77

(OFFICIAL SEAL)

After recording return to:

James and Doris Woodward

6321 Harvey Drive

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs

1225 Ferry St., S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 1976,

at 6 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

SUBJECT TO: 1. Assessments of South Suburban Sanitary District and Moyina Improvement District; 2. Easement created by instrument, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon; 3. Easement created by instrument, including the terms and provisions thereof, recorded October 8, 1965 in Volume M65, page 2454, Microfilm Records of Klamath County, Oregon; 4. Reservations, restrictions and easements as contained in deed recorded September 28, 1965 in Volume M65, page 2070, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 28TH day of JANUARY A. D. 1977 at 12:51 o'clock P. M. and

duly recorded in Vol. M 77 of DEEDS on Page 1621

FILE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Hazel