

21001

WARRANTY DEED

Vol. 17 Page 1812

KNOW ALL MEN BY THESE PRESENTS, That DANIEL A. STEVENSON and RONALD STEVENSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN C. JOSSE and MARY ANN JOSSE, 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:

Beginning at a point 462 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California Highway on the North and which pin is 30 feet North of the center of said Dalles-California Highway; thence, East 330 feet; thence, North 132 feet; thence, West 330 feet; and thence, South 132 feet to the place of beginning.

(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 liens and assessments of Enterprise Irrigation District and South Suburban Sanitary District; rights of the public in and to any portion lying within the limits of streets or roads and reservations in Deed Vol. 170 at page 537 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 \$ 70,000.00

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 31st 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
January 31st, 1977

Personally appeared the above named Daniel A. Stevenson and Ronald Stevenson

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

Subscribed and sworn to before me:  
(OFFICIAL SEAL) *John D. Doebner*

Notary Public for Oregon  
My commission expires: 1/23/81

STATE OF OREGON, County of ) ss.  
January 31st, 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 \_\_\_\_\_

\_\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Daniel A. Stevenson & Ronald Stevenson  
7906 Highway #140  
City 97601

GRANTOR'S NAME AND ADDRESS  
Steven C. Josse & Mary Ann  
2169 Madison Avenue  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Steven C. Josse  
as above

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Security Savings & Loan Association  
222 So. 6th Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of FEBRUARY, 1977, at 2:47 o'clock P.M., and recorded in book M 77 on page 1812 or as file/reel number 24901

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Craig* Recording Officer  
Deputy

FEE \$ 3.00