

25057

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DEAN L. TATOM and NADINE J. TATOM, husband and wife, and RONALD C. BALL and EUNICE N. BALL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. W. RIDENOUR and WANDA M. RIDENOUR, 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:

All our right, title and interest in and to the following:

Township 25 South, Range 8 East, Willamette Meridian.  
Section 8: The South  $\frac{1}{2}$  of South  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ .

Ten acres more or less. This conveyance is made subject to reservations and restrictions of record, easements and rights of way of record, and those apparent on the land.

(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

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 \$ 4,600.00

~~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 two circles is not applicable, should be deleted. See ORS 91.030.)~~

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)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
January 26, 1977

Personally appeared the above named Dean L. Tatom and Nadine J. Tatom, husband and wife and Ronald C. Ball and Eunice N. Ball, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Joan K. Remington*  
Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of FEBRUARY, 1977, at 11:26 o'clock A.M., and recorded in book M 77 on page 2144 or as file/reel number 25057.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

*Hazel Craig* Recording Officer  
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald W. Ridenour  
P.O. Box 430

Philomath, Oregon 97370  
NAME, ADDRESS, ZIP

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

Gerald W. Ridenour  
P.O. Box 430

Philomath, Oregon 97370  
NAME, ADDRESS, ZIP

CP 300