FORM No. 633—WARRANTY DEED (Individual or Corporate). MTC 3029 Vol. M77 Page 4272

1-1-74

26634

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. GARRETT, Jr. and MARLEEN C. GARRETT, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT T. BLAIR and JUDY D. BLAIR, 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 SE¼SE¼ of Section 25, T39S, R7E, W. M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron pin marking the intersection of the west line of said SE¼SE¼ with the southerly right-of-line of Clover Creek Road, a county road; thence S56°29'11" along said right-of-way line, 436.15 feet to a 5/8 inch iron pin; thence leaving said right-of-way line S38°20'44"W, 573.32 feet to a 5/8 inch iron pin on said west line of the SE¼SE¼; thence N00°39'36"W along said west line of the SE¼SE¼, 690.50 feet to the point of beginning containing 2.86 acres more or less.

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(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 $ 7,150.00

~~① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ ① *(The sentence between the symbols ①, 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* February, *19* 77; *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.*

James L. Garrett Jr.
JAMES L. GARRETT, JR.

(If executed by a corporation, affix corporate seal)

Marleen C. Garrett
MARLEEN C. GARRETT

STATE OF OREGON, County of Klamath) ss.

February 24, 19 77

Personally appeared James L. Garrett Jr and Marleen C. Garrett *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: Jan 14, 1978

STATE OF OREGON, County of Klamath) ss.

February 24, 19 77

Personally appeared James L. Garrett Jr and Marleen C. Garrett *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:

E. A. Hutcheson

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Jan 14, 1978

GARRETT

GRANTOR'S NAME AND ADDRESS

BLAIR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert T. Blair
P.O. Box 98
Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH) ss.

I certify that the within instrument was received for record on the 14th *day of* MARCH, *19* 77, *at* 10:12 *o'clock* A.M., *and recorded in book* M 77 *on page* 4272 *or as file/reel number* 26634, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel Mazur *Deputy*

FEE $ 3.00

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