

27129

WARRANTY DEED

MTC 3032
vol. 77 Page 4919

4919

KNOW ALL MEN BY THESE PRESENTS, That

CAROL A. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARROLD M. MALLORY and CHRISTINE W. MALLORY, 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:

PARCEL 1: A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3, "Pine Grove Ranchettes" a duly platted and recorded subdivision; thence East along the Southerly boundary of said subdivision, 100.00 feet to the point of beginning for this description; thence continuing along said Southerly boundary, East 100.37 feet; thence leaving said Southerly boundary, South, 200.60 feet to the Northerly right-of-way line of Glovis Drive; thence North 89° 52' 00" West along said Northerly right-of-way line 100.37 feet; thence leaving said Northerly right-of-way line North, 200.37 feet to the point of beginning, containing 0.46 acres, more or less.

PARCEL 2: A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3 of "Pine Grove Ranchettes" a duly platted and recorded subdivision in Klamath County, Oregon; thence East along the Southerly boundary of said subdivision, 200.37 feet to the point of beginning for this description; thence continuing along said Southerly boundary East, 220.00 feet; thence leaving said Southerly boundary South, 201.11 feet; thence North 89° 52' 00" West, 220.00 feet; thence North, 200.60 feet to the point of beginning, containing 1.01 acres, more or less.

SUBJECT TO:

1. Rules, regulations and tariffs, if any, of Mallory Enterprises Public Utility.
2. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.
3. Grant of right of way for transmission lines, dated May 14, 1942, recorded August 1, 1942 in Deed Volume 149, page 41, Records of Klamath County, Oregon.
4. Right of way, created by instrument dated July 21, 1960, recorded August 30, 1960 in Volume 323, page 200, Deed Records of Klamath County, Oregon.
5. Right of way, created by instrument dated July 12, 1960, recorded August 30, 1960 in Volume 323, page 202, Deed Records of Klamath County, Oregon.

STATE OF OREGON, California

County of Shasta

March 15, 1977

Personally appeared the above named

Carol A. Thomas

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon-Calif.

My commission expires: 11-15-78

STATE OF OREGON, County of

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 the half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harrold Mallory
4480 S. 6th St.
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for recording on the 24th day of MARCH 1977 at 8:53 o'clock A.M. and recorded in book M. 77 on page 4919 or file/reel number 27129.

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

M. D. MILNE
Recording Officer
By [Signature] Deputy

FEE \$ 6.00

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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 except as set forth above and apparent upon the land,

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 \$11,850.00

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 15 day of March, 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.

OFFICIAL SEAL
NANCY A. PURSELL
NOTARY PUBLIC FOR CALIFORNIA
COUNTY OF SHASTA
My Commission Expires NOV. 14, 1978

Carol A. Thomas
Carol A. Thomas
March 15 1977

STATE OF OREGON, California } ss.
County of Shasta
March 15, 1977

STATE OF OREGON, County of } ss.
Personally appeared

Personally appeared the above named
Carol A. Thomas

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

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

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 be-
half 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) Nancy A. Purcell
Notary Public for Oregon-Calif.
My commission expires: 11-15-78

Before me:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Harold Mallory
4480 S 6th St.
Klamath Falls, Ore.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
24th day of MARCH, 1977,
at 3:53 o'clock A.M., and recorded
in book M. 77 on page 4919 or as
file/reel number 27129
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
N. D. MILNE
By Harold Mallory Recording Officer
Deputy
FEE \$ 6.00