

1-1-74

27489

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard H. Groetchen and Rebecca Lynn Groetchen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul W. Shipman and Opal O. Shipman, 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:

The Southerly 10 feet of the following-described property:
A portion of SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point on the South boundary of said SE $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ 200 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ 200 feet to the place of beginning.

Excepting Therefrom the West 25 feet in Hope Street

Also Excepting Therefrom (Continuation on reverse)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$100.00. 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 29th 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.

(If executed by a corporation, affix corporate seal)

Richard H. Groetchen
Rebecca Lynn Groetchen

STATE OF OREGON,
County of Klamath
March 29, 1977

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: April 1, 1979

Notary Public for Oregon
My commission expires:

Richard H. Groetchen
Rebecca Lynn Groetchen
2143 Hope St., Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

Paul W. Shipman and Opal O. Shipman
2153 Hope Street
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul W. Shipman and Opal O. Shipman
2153 Hope Street
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Paul W. Shipman and Opal O. Shipman
2153 Hope Street
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ of page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of _____ County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

725

After Recor
Mr. an
548, Ga
Kl

Continuation of property description:

5419

A tract of land situated in the SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89°25'00" East 495.00 feet and South 00°35'25" East 900.00 feet from the 1-inch iron axel marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00°35'25" West 100.00 feet; thence North 89°25'00" East 165.00 feet; thence North 00°35'25" East 100.00 feet; thence South 89°25'00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89°25'00" East.

Subject To The Following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Recitals as set forth in deed from Ray Blanc, et ux., to Ralph L. DiBattista, et ux., dated September 2, 1947, recorded September 9, 1947 in Book 211 at page 137, Deed Records. Right of way, 6 feet in width, for irrigation lateral over and across the East side of said property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxx~~ ~~xxxxxx~~

This 31st day of March A.D. 1977 at 4:10 o'clock PM, and

duly recorded in Vol. M 77, of DEEDS on Page 5418

FEE \$ 6.00

W. D. MILNE, County Clerk

Hazel Drago