

27924

WARRANTY DEED

Vol. 77 Page 6080

KNOW ALL MEN BY THESE PRESENTS, That PAUL E. NEELY, JR. and
DONNA L. NEELY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. MEDILL and MARY DIANE MEDILL, 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:

Lot 8 in Block 4 of TRACT NO. 1016, GREEN ACRES, according to the official plat thereon of file in the office of the County, Oregon.

RESERVING THEREFROM an easement for drainage purposes over the North 16 feet thereof and over a strip of land lying 16 feet on the Northeast side of a line beginning at a point on the East line of said Lot 8, South along said East line 131.85 feet from the Northeast corner thereof; thence Northwesterly in a direct line to the Northwest corner of said Lot 8.

(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, easements or restrictions, common to the area or apparent on the face of 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 \$51,000.00

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). (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 11 day of April, 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.
April 11, 1977

Personally appeared the above named
Paul E. Neely, Jr. and Donna L. Neely.

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-14-80

STATE OF OREGON, County of _____) ss.
_____, 19____.

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.

Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Paul E. and Donna L. Neely

GRANTOR'S NAME AND ADDRESS

Charles R. and Mary Diane Medill
4823 Derby
Klamath Falls, Oregon 97601

After recording return to:

FES & L
Main

NAME, ADDRESS, ZIP

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

FES & L
Main

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of APRIL, 1977, at 10:45 o'clock A.M., and recorded in book 44-77 on page 6080 or as file/reel number 27924- Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unag Deputy
Recording Officer

FEE \$ 3.00