

T/A 38-12314-9

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

WARRANTY DEED

Vol. 77 Page 6149

KNOW ALL MEN BY THESE PRESENTS, That Olive Fraley, who acquired title as Olive Mounts

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas Walters and Susan White, formerly Susan Walters, 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 piece or parcel of land situate in the Southwest Quarter of the North-west Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 34, Township 38 South, Range 11 $\frac{1}{2}$  East, Willamette Meridian, in Klamath County, more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon by deed dated July 18th, 1936, and recorded in Book 107 of Deeds at Page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 $\frac{1}{2}$  East, Willamette Meridian, bears S 44 $^{\circ}$  49' W 1734.7 feet distant, and running thence Southwesterly along the said highway boundary to a point which bears S 68 $^{\circ}$  36' W 50.0 feet distant; thence

(continued 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

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 \$..... 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 6 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)

Olive Fraley

STATE OF OREGON

County of Klamath ss.

Personally appeared the above named

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 3-7-78

STATE OF OREGON, County of ss.

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

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Olive Fraley

c/o Ponderosa Nursing Home  
2555 Main Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

T/A

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number.

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

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE



description continued from reverse side...

6150

S 11° 45' E 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary N 62° 29' E 11.3 feet; thence N 0° 34' E 180.0 feet, more or less, to the said point of beginning.

STATE OF OREGON; COUNTY OF Klamath; ss.

and for record at request of Transamerica Title Ins. Co.

this 12th day of April A. D. 1977 3:30 P.

duly recorded in Vol. M 77, of Deeds on page 6149

W. D. MILNE, County Clerk

Fee \$6.00

By *Hazel D. Dugan*