

28821

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **PATRICK L. DALY and JOANNE M. DALY, his wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JEANETTE M. WIESEN, an unmarried woman**, 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 Section 25, T24S, R8E, W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the northwest corner of the NE 1/4 of said Section 25; thence S00°07'03"W along the west line of said NE 1/4, 100.00 feet to the POINT OF BEGINNING for this description; thence continuing S00°07'03"W along said west quarter section line 530.54 feet; thence leaving said west quarter section line EAST, 510.11 feet to the westerly boundary of "River West" a duly recorded subdivision in said Klamath County; thence NORTH along said westerly subdivision boundary, 391.26 feet to the northerly right-of-way line of Elk Drive; thence WEST, 20.00 feet; thence NORTH, 141.94 feet to the northwest corner of Lot 1, Block 1 said "River West"; thence S89°41'19"W, 489.04 feet to the point of beginning containing 6.16 acres more or less.

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 save and except Reservations in Patents and easements of record; and liens and encumbrances suffered or permitted by the Grantee after May 23, 1968,

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 \$ see below

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 20 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.

The true and actual consideration for this transfer is the Contract/s of the parties dated May 23, 1968 and February 1, 1972.

(If executed by a corporation, affix corporate seal)

Patrick L. Daly
Joanne M. Daly

STATE OF OREGON, }
County of Deschutes } ss.
April 19, 1977

STATE OF OREGON, County of } ss.
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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

Personally appeared the above named Patrick L. Daly and Joanne M. Daly

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

Before me: *Margaret Halliger*
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 10/1/78

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Patrick L. & Joanne M. DALY

GRANTOR'S NAME AND ADDRESS

Jeanette M. Wiesen, Grantee
Attn: Carol Cranford, WESTERN TITLE CO.
PO Box 991 Auburn, Ca. 95603

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 29th day of APRIL, 1977, at 9:19 o'clock A.M., and recorded in book M77 on page 7303 or as file/reel number 28821, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Hazel Dragit* Deputy

fee \$ 3.00