

29026

WARRANTY DEED

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MTC 3269

KNOW ALL MEN BY THESE PRESENTS, That LUTHER H. DEARBORN and HAROLD W. DEARBORN, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD KUEHMICHEL and JODY KUEHMICHEL, 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:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:
Beginning at a point 1564 feet East of the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South 380 feet more or less to the North line of Lindley Way; thence East along the North line of Lindley Way 205 feet to the Southeast corner of a tract heretofore conveyed to Carl Range in Deed Volume 347 at page 427 which point is the true point of Beginning of this description; thence North along the East line of said Runge tract a distance of 100 feet; thence East parallel to the North line of Lindley Way a distance of 70 feet; thence South parallel to the East line of said Runge tract a distance of 100 feet more or less to the North line of Lindley Way; thence West along the North line of Lindley Way a distance of 70 feet more or less to the point of beginning.

(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

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 \$ 21,500.00.
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 3 day of May, 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)

Luther H. Dearborn
Harold W. Dearborn

STATE OF OREGON,
County of Klamath } ss.
May 3, 1977

Personally appeared the above named
Luther H. Dearborn and Harold W. Dearborn

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

Before me, Donald Burt Hamiller
Notary Public for Oregon
My commission expires: MARCH 30, 1981

STATE OF OREGON, County of } ss.
1977
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)

GRANTOR'S NAME AND ADDRESS
Dearborn
Kuehmichel
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal
540 Main
NAME, ADDRESS, ZIP
Richard Kuehmichel
C/O FFSAL
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 3rd day of MAY, 1977, at 3:29 o'clock P.M., and recorded in book M 77 on page 7630 or as file/reel number 29026
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By Hazel Deputy

FEE \$ 3.00