

30848

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jay Lee Garber and Elaine Frances Garber, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Albert Garber and Patricia Mary Garber, 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:

Beginning at the NW 1/4 SE 1/4 section 12 Township 40 South, Range 7 East, Willamette Meridian, less the Easement 26.70 feet thereof with the exception of the following: The S 1/2 of the NW 1/4 of the SE 1/4 of section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

and with the following exception beginning at the NW corner of the S 1/2 of the NW 1/4 of the SE 1/4 of section 12 Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon running N 00° 02' 06" W a distance of 272.61 ft., thence running S 89° 49' 43" W a distance of 319.64 feet, thence running S 00° 04' 25" W a distance of 272.79 feet, thence running N 89° 47' 31" E a distance of 320.36 feet back to the point of beginning and covenant.

(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 \$1.00

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 10th day of June, 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)

Jay Lee Garber
Elaine Frances Garber

STATE OF OREGON,)
County of Klamath) ss.
10 June, 1977

STATE OF OREGON, County of) ss.
, 19
Personally appeared

Personally appeared the above named
Jay Lee Garber and
Elaine Frances Garber

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-30-77

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles A. Garber
P.O. Box 55
Keno, Oregon 97627

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

Same address

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of JUNE, 1977, at 2:30 o'clock P.M., and recorded in book M77 on page 10164 or as file/reel number 30848.

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

W. D. MILNE

Recording Officer
By Hazel Draz Deputy

FEE \$ 3.00