

1-1-74

A-28101 31727

WARRANTY DEED

Vol. 77 Page 11454

KNOW ALL MEN BY THESE PRESENTS, That HALBERT L. WILSON and FLORENCE WILSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEO MCKOEN and BARBARA MCKOEN, 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 parcel of land in Government Lot 11, Section 16, Township 41 S, Range 11, E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the East line of said Section 16 with the Northeasterly right-of-way line of Oregon Highway No. 39; thence N. 39 deg. 38'52" W. along said right-of-way line a distance of 712.19 feet to a 5/8" iron pin on the North line of said Lot 11; thence leaving said right-of-way line N. 89 deg. 59'44" E. a distance of 454.39 feet to the East line of said Section 16; thence S. 0 deg. 00'16" E. along said Section line a distance 548.41 feet to the point of beginning. LESS AND EXCEPTING the East 30 feet thereof contained in the right-of-way of the U.S.R.S. No. 42 Drain heretofore conveyed by Dora Pope, et vir, to the United States by deed recorded in Volume

(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 \$6,250.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of June, 1977;

In Witness Whereof, the grantor has executed this instrument this 28 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)

X Halbert Wilson
X Florence Wilson

STATE OF OREGON,

County of Klamath

June 28, 1977

Personally appeared the above named HALBERT L. WILSON and FLORENCE WILSON, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____ ss.

_____, 19____.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

2-28-77

Mr. and Mrs. Halbert L. Wilson

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Leo McKoen

Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Leo McKoen

Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Leo McKoen

Merrill, OR 97633

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/rep 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

11405

69, page 151, records of Klamath County, Oregon. The above described tract contains 2.50 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 28th day of JUNE A. D. 1977 at 3:09 o'clock PM and

duly recorded in Vol. M77, of DEEDS on Page 11404

FEE \$ 6.00

W. D. MILNE, County Clerk

W. D. Milne