

32006

WARRANTY DEED

Vol. 17 Page

11810



KNOW ALL MEN BY THESE PRESENTS, That Charles Albert Garber and Patricia Mary Garber, Husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy C Garber, Thomas G. Garber and Tamara M. Garber, Brothers and Sister, 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 SE 1/4 Section 12 Township 40 South, Range 7 East, Willamette Meridian, Less The Easterly 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 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 NE 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' 03" E a distance of 320.36 feet BACK TO The Point of beginning and Loveport.

(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

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 5 day of July, 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.)

Charles A. Garber  
Patricia Mary Garber

STATE OF OREGON, )  
County of Klamath ) ss.  
July 5, 19 77

Personally appeared the above named  
Charles A. Garber and  
Patricia Mary Garber

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

(OFFICIAL SEAL)

Before me W. D. Milne  
Notary Public for Oregon 7-30-77  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 be-  
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy C Garber  
P.O. Box 55  
Keno Oregon 97627

NAME, ADDRESS, ZIP

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 instru-  
ment was received for record on the  
5th day of July, 1977,  
at 4:14 o'clock P. M., and recorded  
in book M. 77 on page 11810 or as  
file/reel number 32006,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00

By Magel D. Magel Deputy