

1-74

32165

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GARY W. BANGS and SHIRLEY K. BANGS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST J. TEAGUE and ALBERTA J. TEAGUE, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF....
SUBJECT TO:

1. Rights of the public lying within the limits of streets, roads or highways.
2. Rules, regulations and statutory powers, of Langell Valley Irrigation District.
3. Right-of-Way, created by instrument, recorded April 26, 1924 in Volume 64, page 40, Deed Records of Klamath County, Oregon.
4. Right-of-Way, created by instrument, recorded March 7, 1931 in Volume 93, page 600, Deed Records of Klamath County, Oregon.
5. Right-of-Way, created by instrument, recorded November 13, 1941 in Volume 142, page 439 and in instrument recorded November 13, 1941 in Volume 142, page 441, all Deed Records of Klamath County, Oregon.
6. Right-of-Way, created by instrument, recorded August 11, 1945 in Volume 179, page 25, Deed Records of Klamath County, Oregon.
7. ***

(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

***Mortgage, including the terms and provisions thereof, recorded November 4, 1975 in Volume M75, page 13830, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings & Loan Assn., which Grantees agree and assumes to pay. 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 \$ 49,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 6 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)

Gary W. Bangs
Shirley K. Bangs

STATE OF OREGON,

County of Klamath

June 8, 1977

STATE OF OREGON, County of

ss.

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
Gary W. Bangs and Shirley K. Bangs

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

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon

My commission expires: 5/26/78

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:

ERNEST J. TEAGUE & ALBERTA J. TEAGUE
120A0
PORTLAND, OR 97203
NAME, ADDRESS, ZIP

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

CLARENCE J. BANGS & SHIRLEY K. BANGS
120A0
PORTLAND, OR 97203
NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1977,

at o'clock M., and recorded in book or page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

12021

DESCRIPTION

The following described real property is situate in Klamath County, Oregon, being more particularly described as follows:

Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willmette Meridian, Klamath County, Oregon, thence West, along the South boundary of Section 21, 2041.10 feet; thence North $3^{\circ} 37'$ West, 2059.08 feet to the true point of beginning; thence South $84^{\circ} 00'$ West to the North-South centerline of Section 21; thence North along said line to the center one-quarter corner of said Section 21; thence East, along the East-West centerline of said Section 21, to the Langell Valley Irrigation District North Canal; thence Southerly along said canal to a point due East of the true point of beginning; thence West to the true point of beginning.

ALSO: A 40.00 foot wide roadway easement, being 20.00 feet either side of the following described centerline; commencing at the corner common to Section 21, 22, 27 and 28, thence West, along the South boundary of Section 21, 2041.10 feet to the true point of beginning; thence North $3^{\circ} 37'$ West, 2059.08 feet.

TICL RECORD XXXXXXXXXX

7 day of July A.D. 1977 3:39 P

July recorded in Vol. 1177 of Deeds 12020

Fee \$6.00

Wm D. MILNE, County Clerk

By *K. D. Drayton*