

32592

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EMIL B. WELLS and HALCYON E. WELLS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MOSLEY S. DAVIS and PHYLLIS J. DAVIS, 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 situate in Government Lot 4, Section 3, Twp. 40 S., R. 11 E.W.M., and being more particularly described as follows: Beginning at the intersection of the South line of South Poe Valley Road and the East line of Schaupp Road; thence South along the East line of Schaupp Road, a distance of 492 feet, more or less, to an existing fence; thence East along existing fence line a distance of 840 feet; thence in a Northwesterly direction following the centerline of an existing irrigation ditch, 531 feet, more or less, to a point on the South line of the South Poe Valley Road; thence West along the South line of said road a distance of 625 feet, more or less, to the point of beginning, in Section 3, Twp. 40 South, Range 11 E.W.M.

SUBJECT TO: All future real property taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Klamath Irrigation District and Klamath Basin Improvement District; reservations, restrictions, easements & rights of way of record, and those apparent on the land.

(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 except as above set forth

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 \$ 25,750.00.

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 & and hereinafter, should be deleted, See 075/079.)

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 14<sup>th</sup> day of May, 1975; 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)

STATE OF OREGON, }  
County of Klamath } ss.  
May 14, 1975.

Personally appeared the above named EMIL B. WELLS and HALCYON E. WELLS, husband and wife,

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

Before me: *Stella Wehlinger*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires Aug 20, 1977

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:

Notary Public for Oregon

My commission expires:

Emil B. Wells & Halcyon E. Wells  
Route 2, Box 771-M  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Moseley S. & Phyllis J. Davis  
Route 2, Box 754-F  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
*Moseley S. Davis*  
Rt. 2 Box 754-F  
City \_\_\_\_\_  
NAME, ADDRESS, ZIP

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

Moseley S. & Phyllis J. Davis  
*as above*  
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 18 day of July, 1977,

at 9:27 o'clock A.M., and recorded in book M.77 on page 12608 or as file/r-1 number 32592

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By *Harold Draz* Deputy

Fee \$3.00

After recording re:  
Mr. & Mrs. Davis  
Rt. 2 Box 754-F  
Klamath Falls, Oregon  
Until a change is requested  
Mr. & Mrs. Davis  
Rt. 2 Box 754-F