

32934

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John W. Garrett and Marie D. Garrett, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edwin M. Pelster, 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 portion of lot 1, Pinney's Acres situated in the SE1/4 Section 36, Township 24 South, Range 8 East, W.M. more completely described as follows: Beginning at the Northeast corner of said lot 1 Pinney's Acres; thence N 89° 20' W 150 feet thence S 0° 39' W 326.14 feet; thence 127.93 feet along a circular curve (central angle = 35° 16' 40", radius = 207.78 feet) to the point of tangent; thence S 89° 20' 38" E 30 feet; thence N 0° 39' 297.95 feet to the Northeast corner of said lot and the point of beginning. This parcel of land contains 1.07 acres more or less.

(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 \$ 3,500. 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 made to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 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)

John W. Garrett
Marie D. Garrett

STATE OF OREGON,) ss.
County of Clackamas
July 18 th, 19 77

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires June 16, 1981

Notary Public for Oregon

My commission expires:

John W. and Marie D. Garrett
6221 Se E. Jennings Ave.
Milwaukie, Oregon 97222
GRANTOR'S NAME AND ADDRESS

Edwin M. Pelster
Box 143 Crescent, Oregon
97733
GRANTEE'S NAME AND ADDRESS

After recording return to:

Edwin M. Pelster

Box 143 Crescent, Oregon

97733

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of JULY, 19 77, at 2:26 o'clock P.M., and recorded in book M77 on page 13101 or as file/reel number 32934, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Brazier Deputy
Recording Officer

FEE \$ 3.00