

1-174

33758

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS T. HILL and IRENE F. HILL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID DONALD HILL and SANDRA ANNE HILL, 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 situated in the SE-1/4 of Section 26, T. 40 S, R 10 E.W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin at a point on curve on the northerly right-of-way line of Hill Road, a county road, from which the southeast corner of said Section 26 bears S. 50° 27' 46" E., 2887.00 feet; thence along the arc of a 3789.72 foot radius curve to the right (delta=00° 49' 56"; long chord=N. 63° 22' 48" W., 55.05 feet) 55.05 feet to a 5/8 inch iron pin at the end of curve; thence N. 62° 57' 50" W. continuing along said right-of-way line, 296.56 feet to a 5/8 inch iron pin at the beginning of a curve to the right; thence along the arc of a 447.47 feet curve to the right (delta=18° 33' 40"; long chord=N. 53° 41' 00" W., 144.22 feet) 144.96 feet to a 5/8 inch iron pin at the end of curve; thence

(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 \$ 249.00

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 5th day of August, 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)

STATE OF OREGON,)
County of Klamath) ss.
August 5, 1977

Personally appeared the above named LOUIS T. HILL and IRENE F. HILL, husband and wife

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-21-81

STATE OF OREGON, County of) ss.
1977

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 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:

Louis T. Hill and Irene F. Hill
Merrill, Oregon
CRANTOR'S NAME AND ADDRESS
David D. Hill and Sandra Anne Hill
Merrill, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael L. Brant
325 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer
Deputy

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N. 44°24' 10" W. continuing along said right-of-way line, 25.95 feet to a 1/2 inch iron pin; thence leaving said right-of-way line N. 25° 04' 36" E. 301.49 feet to a 1/2 inch iron pin, thence S. 55° 08' 15" E., 187.54 feet to a 1/2 inch iron pin; thence S. 21° 09' 20" E., 460.38 feet to the point of beginning containing 2.49 acres more or less.

SUBJECT TO: The grantors hereby expressly reserve to themselves for their life time the right to cross the strip or parcel of land hereby conveyed by the route of the existing driveway, now established on the above-described property and at such other points as may be agreed upon by the parties to this deed, their heirs, successors and assigns for the purpose of having access to such part or portion of the land and premises of the grantors bordering the above-described premises on the west, north and east, and grantors also hereby expressly reserve to themselves for their life time the right to use the existing well presently situated upon the above-described premises, together with the pipe connecting the said well to grantors' livestock watering trough for purposes of watering livestock.

Grantors also hereby expressly reserve to themselves for their lifetime, the right of first refusal in the event that the above described property is sold, either voluntarily or involuntarily.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 filed for record ~~EXHIBIT~~
 this 9th day of August A.D. 1977 at 10:01 o'clock A.M., and
 duly recorded in Vol. M77 of DEEDS on Page 11347
 FEE \$ 6.00
 W. D. MILNE, County Clerk
[Signature]

