

1-174

33934

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROY FLAHERTY AND CAROL FLAHERTY, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. PREUIT AND JAMES C. MURPHY, 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:

THAT PART OF THE NW¼ SW¼ OF SECTION 33 TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE CENTER THREAD OF SPRAGUE RIVER.

EXCEPTING THAT PORTION LYING WITHIN THE BOUNDARIES OF SPRAGUE RIVER HIGHWAY.

THAT PART OF NE¼ SE¼ OF SECTION 32 TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE CENTER THREAD OF SPRAGUE RIVER.

(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 \$18,000.00. 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 25th 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)

STATE OF OREGON,

County of MARION

JULY 25

Personally appeared the above named

ROY FLAHERTY AND

CAROL FLAHERTY

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

Before me:

(OFFICIAL SEAL)

M. Elaine Gardner

Notary Public for Oregon

My commission expires: July 16, 1981

STATE OF OREGON, County of Marion

July 25, 1977

Personally appeared

and 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:

June 16, 1981

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 11th day of AUGUST, 1977, at 11:32 o'clock A.M., and recorded in book M77 on page 14573 or as file/reel number 33-934. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel D. Milne Deputy

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Preuit

2233 Liberty Rd S.

Salem, Or 97302

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP