

1-1-74

34059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That OLE SKOOG and DOROTHY FERN SKOOG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY B. JONES and DELORES J. JONES, 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: TRACT 20 in 400 SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land.
3. Rules, regulations and statutory powers of Klamath Irrigation District and Klamath Basin Improvement District.
4. Terms and provisions of instrument entitled "Notice to Persons intending to Plat Lands within the Klamath Basin Improvement District" recorded July 24, 1970 in Book M70, page 6187, Microfilm Records of Klamath County, Oregon.
5. Right-of-Way easement, including the terms and provisions thereof, recorded ***

(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

***January 6, 1977 in Book M77 at page 303, Microfilm Records of Klamath County, Oregon.

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 \$61,500.00. 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 @, 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 11th 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 12th, 1977

STATE OF OREGON, County of) ss.
Personally appeared and

Personally appeared the above named Ole Skoog and Dorothy Fern Skoog

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

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

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: *Debra A. Millions*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-31-81

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 15th day of AUGUST, 1977, at 11:01 o'clock A.M., and recorded in book M77 on page 14781 or as file/reel number 34059, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *[Signature]* Deputy

FEE \$ 3.00