

34109

WARRANTY DEED

Vol. 77 Page 14856

KNOW ALL MEN BY THESE PRESENTS, That PHILIP LEIDHOLDT and INEZ P. LEIDHOLDT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUISE E. BANZER, 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 the NW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NW $\frac{1}{4}$ of said Section 7; thence South 00° 12' 30" East along the Section line a distance of 2302.0 feet to the point of beginning of this description; thence South 89° 54' 30" East 660.0 feet to a point; thence South 00° 12' 30" East 16.00 feet to a point; thence South 89° 54' 30" East 86.79 feet to a point; thence North 15° 40' 23" East 452.11 feet to a point; thence North 89° 54' 30" West 870.52 feet to a point on the Section line; thence South 00° 12' 30" East 419.50 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Deed Volume 232, page 421, Deed Records of Klamath County, Oregon.

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable. Account No.: 55-89 Tax Lot 22-2
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Taxes for the fiscal year 1976-1977, paid in the amount of \$504.00, reduced by reason of Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. Account No.: 55-89 Tax Lot 22-2
4. Prohibition of direct access to State Highway adjoining on the West, including the terms and provisions thereof, as set forth in Deed to State of Oregon, recorded July 16, 1949 in Deed Book 232 at page 421, Deed Records of Klamath County, Oregon.
5. Anchor and guy wire easement, including the terms and provisions thereof, granted to Pacific Power & Light Company by instrument recorded August 27, 1964 in Deed Book 355, page 554, Deed Records of Klamath County, Oregon.

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

Before me:
(OFFICIAL SEAL) *Bernard J. Asher*
Notary Public for Oregon
My commission expires: 12-31-77

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louise E. Banzer
Mist Star Route
Clatskanie, Oregon 97016
NAME, ADDRESS, ZIP

There is change to requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of AUGUST, 1977, at 3:32 o'clock PM., and recorded in book M77 on page 14856 or as file/reel number 34109. Record of Deeds of said county. Witness my hand and seal of County affixed.

M. D. MILNE

By *Hand* Recording Officer
Deputy

FEE \$ 6.00

27 AUG 15 PM 3 32

14857

(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 \$76,500.00
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 15th 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)

Philip Leidholdt
Inez P. Leidholdt

STATE OF OREGON,)
County of Klamath) ss.
August 15, 1977

STATE OF OREGON, County of) ss.
August 15, 1977

Personally appeared the above named Philip Leidholdt and Inez P. Leidholdt

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

Before me:
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 12-3-77

Personally appeared 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louise E. Banzer
Mist Star Route
Clatskanie, Oregon 97016
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

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 3:32 o'clock PM., and recorded in book M77 on page 14856 or as file/reel number 34109, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE
By Hazel Gray Deputy
Recording Officer

FEE \$6.00