

1-1-74

34253

WARRANTY DEED

Vol. 77 Page 15064

KNOW ALL MEN BY THESE PRESENTS, That ALBERTA MCKAIG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DORAN C. RHOADS

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 SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point on the North line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ which marks its intersection with the Northerly right of way line of the O. C. & E. Ry. Co.; and running thence South 60°40' East a distance of 424.985 feet; thence due North at right angles to said North line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 26, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian to said North line; thence Westerly along said North line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ to the point of beginning.

SUBJECT TO:

1. 1977-78 taxes, a lien but not yet due and payable.
2. Rights of the public to any portion within limits of streets, roads or highways
3. Statutory powers, including the power of Assessment of Horsefly Irrigation Dist.

(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

EXCEPT THOSE AS SET FORTH ABOVE

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 \$7,368.10

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 17th 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.

Alberta McKaig

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 17, 1977

STATE OF OREGON, County of) ss.
Klamath, 19

Personally appeared and

Personally appeared the above named
Alberta McKaig,

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 her voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

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:

Doran C Rhoads
3515 17th Place
Forest Grove, Oregon 97116
NAME, ADDRESS, ZIP

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

As shown in Deeds previously
recorded - to remain unchanged

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the
17th day of AUGUST, 1977,
at 11:11 o'clock A.M., and recorded
in book M77 on page 15064 or as
file/reel number 34253
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

AM. D. MILNE

By Hazel Gray Deputy
Recording Officer

FEE \$ 3.00