

34447

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS F. VANDERGRIFF, ORA S. VANDERGRIFF and LOLA DEPEW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY LEE AUSTIN and PEARL B. AUSTIN, 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:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads of highways.
3. Easement including the terms and provisions thereof, recorded December 15, 1937 in Volume 113 at page 375, Deed Records of Klamath County, Oregon, granted to the Pacific Telephone Company and the Telegraph Company.

(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 as set forth above and apparent upon the land,

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 \$ 4,000.00

~~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 $\textcircled{1}$, 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 25 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)

Louis F. Vandergriff
Ora S. Vandergriff
Lola Depew

STATE OF OREGON, CALIFORNIA

County of Contra Costa

July 25, 1977

STATE OF OREGON, County of

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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

Personally appeared the above named Louis F. Vandergriff, Ora S. Vandergriff, Lola Depew

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

Before me:

Notary Public for California
My commission expires:

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Vandergriff

GRANTOR'S NAME AND ADDRESS

Austin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bobby L. Austin
P.O. Box 200
Keno, Oregon

NAME, ADDRESS, ZIP

Until a change is 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 19 day of August, 1977

at 3:52 o'clock P.M. and recorded in book 177 on page 15328 as file/reel number 34447

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne—County Clerk
Recording Officer

B. D. Milne—Deputy

fee 3.00