

03-10869

M/T 4071

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34682

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BARNES J. MORAN III and MARILYN MORAN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY D. NEWMAN
and CLAUDIA LEE NEWMAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South along the Section line a distance of 912.6 feet, and East a distance of 30.0 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence; continuing East a distance of 240.0 feet to an iron pin; thence North, parallel to the Section line a distance of 10.2 feet to an iron pin; thence South 69° 43' East a distance of 289.56 feet to a post; thence South 42° 18' West a distance of 151.1 feet to an iron pin; thence South 89° 51' West a distance of 410.0 feet to an iron pin on the East right of way line of the Klamath Falls-Merrill Highway; thence North along the Easterly right of way line of the Highway a distance of 203.0 feet, more or less, to the point of beginning, being in the Northwest quarter of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(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:
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 and highways. 3. Rules, regulations and statutory powers, of Klamath Project and Enterprise Irrigation District.

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 \$ 79,000.00
① 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). ② (The sentence between the symbols 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 24 day of August, 19 77; 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)

Barney J. Moran III
Marilyn Moran

STATE OF OREGON,)
County of Klamath) ss.
August 24, 19 77

STATE OF OREGON, County of Klamath) ss.
August 24, 19 77

Personally appeared the above named
Barney J. Moran III and Marilyn Moran

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

Before me: Donald Bert Hamilton
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/20/81

Personally appeared _____ and _____ 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:
Klamath First Federal
540 Main

NAME, ADDRESS, ZIP

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

Stanley Newman
4205 Highway 39

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 25th day of AUGUST, 19 77, at 10:19 o'clock AM., and recorded in book M77 on page 15672 or as file/reel number 34682.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
By Harold L. Gray Deputy

FEE \$3.00