

35769

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William T. Merrill and Pauline L. Merrill hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by A. E. McCoy, 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 Easterly 132 feet of Westerly 264 feet of Lot 3, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions as contained in instrument recorded in Volume 78, page 350, Deed Records of Klamath County, Oregon, to-wit: "Subject to all contracts with the United States of America, Klamath Water Users Association and Klamath Irrigation District relative to the reclamation and irrigation of said land, and all rights of way heretofore granted or in use for roads, ditches and canals and easements therefor; and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described."

(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 of record

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 \$3,500.00.

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 19th 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)

William T. Merrill
Pauline L. Merrill

STATE OF OREGON
County of Klamath
August 19, 1977

STATE OF OREGON, County of Klamath, ss.
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.

Personally appeared the above named William T. and Pauline L. Merrill and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-18-80

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

William T. and Pauline L. Merrill
5013 Washburn Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

A. E. McCoy
3936 Austin
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
A. E. McCoy
3936 Austin
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

A. E. McCoy
3936 Austin
Klamath Falls, Oregon 97601
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 September, 1977, at 2:07 o'clock P.M., and recorded in book M77 on page 17235 or as file/reel number 35769, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha Ketch Deputy
Recording Officer

Fee \$3.00