

1-1-74

36015

WARRANTY DEED

Vol. 77 Page 17584

KNOW ALL MEN BY THESE PRESENTS, That H. & G. INVESTMENTS, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH W. GREEN AND SARITA B. GREEN 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:

SEE REVERSE

(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 \$Exchange of Equity. 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 20 day of September, 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.

H & G INVESTMENTS a partnership

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of KLAMATH  
September 20, 1977

STATE OF OREGON, County of ) ss.  
September 19

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)

Personally appeared the above named Richard D. Harry, for H&G Investments

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRANS/AND Real Estate  
1508 Oak  
Eugene, Oregon

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE



17585

MTC NO. 1034-2903

## DESCRIPTION

PARCEL 1: A tract of land situated in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian. Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway known as South Sixth Street, which is North 0° 35' West 40 feet from the Southwest corner of the SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence North 88° 57' East along the North right of way line of said Highway 35 feet, and the true point of beginning; thence continuing North 88° 57' East along said Highway 100 feet; thence North parallel to the West line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , 111.2 feet to the Southeast corner of Deed recorded May 28, 1965, in Volume 362, page 101, Deed Records of Klamath County, Oregon; thence South 88° 57' West 100 feet; thence South parallel to the West line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  111.2 feet to the point of beginning.

PARCEL 2: Beginning at a point which is North 0° 35' West, 30.0 feet, and North 88° 57' East, 135.0 feet, and North 0° 35' West 111.22 feet from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing North 0° 35' West, a distance of 50.0 feet; thence South 88° 57' West a distance of 100 feet; thence South 0° 35' East a distance of 50.0 feet; thence North 88° 57' East, a distance of 100.0 feet, more or less, to the point of beginning, being a portion of the West one-half of the West one-half of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 3: Beginning at a point North 0° 35' West 191.2 feet from the Southwest corner of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 0° 35' West a distance of 100 feet; thence North 88° 57' East a distance of 135 feet; thence South 0° 35' East 100 feet; thence South 88° 57' West a distance of 135 feet to the point of beginning, being a portion of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: South Suburban Sanitary District; Easement recorded in Vol. 311 Page 423 and Vol. 311 page 426; Limited access by case No. 64-142Law; Easement by Case No. 64-142Law; Easement recorded in Vol. 362 page 101.

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at ~~7:00~~ of \_\_\_\_\_  
this 20th day of September A. D. 1977 at 2:15 clock P M., and  
duly recorded in Vol. M77, of Deeds on Page 17584

Wm D. MILNE, County Clerk  
By Bernetha H. Letcher

Fee \$6.00