

1-174

36408

WARRANTY DEED

Vol. 77 Page 18189KNOW ALL MEN BY THESE PRESENTS, That MARTIN HAROLD CLARK AND MARCIA L. CLARK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES HOLT, 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 SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 10 of YONNA WOODS-UNIT 2, a duly recorded subdivision in said Klamath County; thence North 89°44'02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said SW $\frac{1}{4}$; thence South 00°12'42" East along the West line of said SW $\frac{1}{4}$, 30.00 feet; thence South 89°44'02" East, 78.20 feet; thence North 30°04'19" West, 34.76 feet to the point of beginning. (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

Rights of the public; Classified Reforestation Land and An easement recorded 9/15/76 in Vol. M76 Page 14510

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 \$ 55,000.00

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 ©, 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 27 day of September, 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)

Martin Harold Clark
Marcia L. Clark

STATE OF OREGON,

County of KlamathSeptember 27, 19 77

STATE OF OREGON, County of _____ ss.

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Holt
P.O. Box 728
Phoenix, Ore 97535

NAME, ADDRESS, ZIP

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

SHR AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of September, 19 77, at 10:47 o'clock A.M., and recorded in book M77 on page 18189 or as file/reel number 36408, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Bernetha S. Keloch Deputy

Fee \$3.00