

1-1-74

36441

WARRANTY DEED

Vol. 77 Page 18222

KNOW ALL MEN BY THESE PRESENTS, That LYNN J. ANDERSON and LINDA E. ANDERSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE HURLEY CONSTRUCTION COMPANY, 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 ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, 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 or highways.
3. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Wood River.

(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 \$ none. 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 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 27 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.

(If executed by a corporation, affix corporate seal)

NOTARY
STATE OF OREGON
County of Klamath
1977

STATE OF OREGON, County of) ss.
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)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted Paddock

Paddock Real Estate

2972 So. Sixth

Klamath Falls, Oregon

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

Lynn J. Anderson and Linda E. Anderson
same as before

NAME, ADDRESS, ZIP

Port Klamath Oregon

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

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

EXHIBIT "A"

18228

DESCRIPTION

Lot 1, Block 11 and Lots 3, 4, 5 and 6, Block 10, HESSIG ADDITION to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

EXCEPT that part of Lots 3 and 6, Block 10, said addition, conveyed to the State of Oregon, by and through its State Highway Commission, as described in Volume 234 at page 70, Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land lying in the NW $\frac{1}{4}$ of Section 22, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 30 feet North of the Northwest corner of Block 10 of HESSIG'S ADDITION to Fort Klamath, Klamath County, Oregon, said point being the intersection of the East line of Hessig Street and the center line of an abandoned portion of Fifth Street, said point also being 1609.33 feet South and 870 feet East of the Northwest corner of Section 22; thence East 390 feet; thence South 82 feet; thence South 49 $^{\circ}$ 42' West 120.6 feet; thence West 298 feet; thence North 160 feet to the Point Of Beginning; said parcel being all of Lots 1, 2, 7, 8, 9 and portions of Lots 3 and 6, Block 10 and vacated portions of Pine Street and Fifth Street, all in HESSIG'S ADDITION to Fort Klamath.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request of~~

this 28th day of September A. D. 1977 at 3:04 clock P. M., and

fully recorded in Vol. 1177, of Deeds on Page 18227

Wm. D. MILNE, County Clerk

By Sumner D. Letick

Fee \$6.00