

38179

WARRANTY DEED

Vol. 11 Page 20855-9

KNOW ALL MEN BY THESE PRESENTS, That J. W. WOLFF and PEARL WOLFF, who acquired title as PEARL NYGREN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE A. CORELLA and EVELYN CORELLA, 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 "EXHIBIT A" attached and thereto made a part of this document:

SUBJECT TO:

1. Rights of the public in and to any portion of described premises lying in the limits of streets, roads or highways.
2. Statutory powers, including the power of assessment of Emmitt Irrigation District.
3. Water contract, including the terms and provisions, recorded July 14, 1948, in Vol. 222, page 439, Deed Records of Klamath County, Oregon.
4. Right of Way, recorded March 20, 1926 in Vol. 69, page 386, Deed Records of Klamath County, Oregon
- Right of Way, recorded March 20, 1926 in Vol 69, Page 387, Deed Records of 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 THOSE AS SET FORTH ABOVE,

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 \$39,500.00

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 3rd day of October, 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)

J. W. Wolff
Pearl Wolff

STATE OF OREGON,

County of Klamath
October 13, 1977

STATE OF OREGON, County of ss.
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Personally appeared and

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

7-19-78

Notary Public for Oregon

My commission expires:

Wolff

GRANTOR'S NAME AND ADDRESS

Corella

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Joe A. Corella
% Mountain Title Company
So. 6th St. Branch

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Joe A. Corella
Rt. 3, Box 394-A
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a well-established fence corner, which corner is common to lands owned by Colwell, Heim and Hess, and which fence corner lies North $89^{\circ} 19.9'$ West 368 feet distant from the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence South $89^{\circ} 19.9'$ East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing 413.60 feet to a steel bar; thence along said fence and bearing 30.11 feet; thence South $4^{\circ} 11.3'$ East 3029.41 feet to a steel bar, which is the true point of beginning of this description; thence North $72^{\circ} 14.4'$ East 296.96 feet to a steel bar; thence South $16^{\circ} 14.2'$ East 186.09 feet to a steel bar set in an established fence which lies on the Northwesterly right of way line of the Klamath Falls-Ashland State Highway; thence South $72^{\circ} 56.4'$ West 336.43 feet along said fence and right of way line to a steel bar; thence North $4^{\circ} 11.3'$ West 189.11 feet to a steel bar which is the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
 this 31st day of OCTOBER A. D. 1977 at 3:06 o'clock P. M., and
 duly recorded in Vol. M77, of DEEDS on Page 20859

FEE \$ 6.00

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