

38633

WARRANTY DEED

Vol. 77 Page 21484

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE., 97204

KNOW ALL MEN BY THESE PRESENTS, That VERN D. TIDEMAND and GLADYS M. TIDEMAND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL C. HENDRICKS and KATHERINE V. HENDRICKS, 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: \*

1. Right of way lying within the limits of streets, roads or highways.
2. Premises herein described including the power of assessment, of Klamath Project and Emmitt District Improvement Co.
3. Right-of-way, recorded July 1, 1926 in Volume 102, Deed Records of Klamath County, Oregon
4. Easement for pole line dated July 27, 1937, recorded December 15, 1937 in Deed Volume 133 page 372, Records of Klamath County, Oregon.

\* SEE ATTACHED LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

(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

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 \$ 37,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 7th day of November, 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)

STATE OF OREGON,

County of Klamath ss.  
November 8th, 1977

Personally appeared the above named Vern D. Tidemand and Gladys M. Tidemand, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

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.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Mr. & Mrs. Michael C. Hendricks  
Box 334 Highway 66  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Dept. of Veterans Affairs  
General Services Bldg  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP



## DESCRIPTION

PARCEL 1:

A tract of land situated in the SE $\frac{1}{4}$  of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$  of said Section 28 located Easterly 1055.04 feet from the South one-fourth corner of said Section 28; thence Easterly along the South line of the SE $\frac{1}{4}$  of said Section 28, 419.52 feet to an iron pin; thence North 22°53' West 240.96 feet to a pipe; thence North 87°12' West 189.5 feet to a pipe; thence Westerly along the centerline of an existing irrigation ditch to its intersection with the Westerly line of the tract of land described in Deed Volume 158, page 16 of the Klamath County Deed Records; thence South 27°32' East along said Westerly line to the Point Of Beginning.

PARCEL 2:

A portion of the SE $\frac{1}{4}$  of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the one quarter section corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 1474.56 feet; thence North 22°53' West 538.96 feet to the true point of beginning of this description, said point being the most Northeasterly corner of the aforesaid tract of real property described in Volume 158, page 16, Deed Records of Klamath County, Oregon, said corner being located on the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67°07' West along said right of way boundary, a distance of 170.8 feet; thence South 22°53' East parallel with the Easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87°12' East along said ditch bank, a distance of 189.5 feet to the Easterly boundary of aforesaid tract of real property; thence North 22°53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 8th day of November A. D. 1977 at 12:31 o'clock P.M., and

truly recorded in Vol. M77, of Deeds on Page 21484

Wm D. MILNE, County Clerk

By Bernetha H. Letch

Fee \$6.00