

38737

WARRANTY DEED

Vol. 11 Page 21636

KNOW ALL MEN BY THESE PRESENTS, That

JAMES C. KING and NELLIE M. KING, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARVIN R. TIDWELL and MARTHA H. TIDWELL, Husband and Wife

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: *

SUBJECT TO:

1. Premises subject to the statutory powers including power of assessment, of South Suburban Sanitary District.
2. Premises subject to the Statutory powers of Enterprise Irrigation District.
3. Power of Attorney recorded April 26, 1977 in Volume M77, page 7127, Records of Klamath County, Oregon, James Clarence King appoints Nellie Nelba King.

* SEE ATTACHED LEGAL DESCRIPTION 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

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 \$13,500.00

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 8th 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

November 8, 1977

Personally appeared the above named
Nellie Melba King,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of _____ ss.

November 8, 1977

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

KING

GRANTOR'S NAME AND ADDRESS

Tidwell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Marvin R. Tidwell

2409 Kane Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1977,

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

DESCRIPTION

21637

Tract No. 10 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPTING THEREFROM, the following:

All that portion of Tract 10 of Kielsmeier Acre Tracts lying Easterly of the Enterprise Irrigation District canal, more particularly described as follows:

Beginning at the Northeast corner of said Lot 10; thence $89^{\circ}52'$ West, along the North line of said lot, a distance of 148.0 feet to the center line of the Enterprise canal; thence along said center line S. $16^{\circ}55'$ E. a distance of 75.0 feet; thence S. $24^{\circ}10'$ E., a distance of 35.43 feet to a point on the South line of said Lot 10; thence leaving said canal center line, N. $89^{\circ}52'$ E., along the South line of said Lot 10, a distance of 111.67 feet to the Southeast corner of Lot 10; thence North, along the East line of Lot 10, a distance of 104.0 feet to the point of beginning.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the _____ day of November, 1977, personally appeared
 NELLIE MELBA KING
 who, being duly sworn (or affirmed), did say that she is the attorney in fact for JAMES CLARENCE KING and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Mildred Lewis
 (Signature)

My Commission Expires: 7/19/78

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 9th day of NOVEMBER A. D. 1977 at 11:48 o'clock A. M., and
 duly recorded in Vol. M77, of DEEDS on Page 21636

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha A. Detrick