

39283

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS VAN GRIETHUYSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD A. HOWELL, JR. and BEVERLY L. HOWELL, 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
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. A 12 foot easement along the southerly line as disclosed by Deed recorded April 11, 1974, in Volume M74 at page 4449, Microfilm 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 as set forth hereinabove

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 \$ 42,500.00

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 17th 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.

*Phyllis van Griethuysen*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath  
November 18, 1977

Personally appeared the above named  
Phyllis Van Griethuysen

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

Before me:  
*W. Parkes J. Addington*

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 3-22-81

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

, 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)

Notary Public for Oregon  
My commission expires:

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Leonard A. Howell, Jr.  
1809 McJellan Drive  
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  
1225 Ferry S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

22557

EXHIBIT "A"  
DESCRIPTION

A tract of land situated in Tract 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 2A, which is also at the intersection of the Westerly line of Homedale Road and the Southerly line of the O.C.&E. Railroad; thence North  $66^{\circ}39'30''$  West along the Northerly line of said Tract 2A, a distance of 74.72 feet; thence South  $24^{\circ}38'57''$  West a distance of 95.71 feet; thence Southeasterly to a point on the East line of said Tract 2A, that is South  $00^{\circ}20'$  West 92.88 feet from the point of beginning; thence North  $00^{\circ}20'$  East a distance of 92.88 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company  
this 18 day of November 1977 at 3:29 clock PM.  
duly recorded in Vol. 77, of Deed on Page 22556  
By Wm D. MILNE, County Clerk  
Bennetha L. Hetch

Fee \$6.60