

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES CHESTER EMERY (AKA JAMES C. EMERY) and MAI EMERY (AKA MIA EMERY), Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD H. TIRRIILL & CAROL S. TIRRIILL, husband & wife; & RICHARD R. PRUITT & CURTIS L. PRUITT, husband & 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:

PARCEL ONE:

W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 23 South, Range 10 East of the Willamette Meridian

PARCEL TWO:

E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 23 South, Range 10 East of the Willamette Meridian

PARCEL THREE:

W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, Township 23 South, Range 10 East of the Willamette Meridian

TOGETHER WITH: An easement for roadway purposes over the Westerly 60' of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, T23 South, Range 10E Willamette Meridian.

(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 easements, right of ways, roadways, conditions, covenants and restrictions of record, if any

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 \$ 20,000.00

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)

James C. Emery
Mai W. Emery

OFFICIAL SEAL

INA BESS BAKER

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE IN THE COUNTY OF SANTA CLARA, CALIFORNIA

My commission expires: Nov. 1981

Personally appeared the above named James Chester Emery and Mai Emery, husband and wife

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

Before me:

Anna Lee Baker
Notary Public for California

My commission expires: Nov. 1981

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James C. Emery, et ux

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MC7

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLANATH

I certify that the within instrument was received for record on the 23rd day of NOVEMBER, 1977, at 2:46 o'clock P.M., and recorded in book M77 on page 22845 or as file/reel number 22845

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By *Bernard J. Fild* Deputy

FEE \$ 3.00