

MT C 4648-M

39829

WARRANTY DEED

Vol. ^m 11

Page

23338

KNOW ALL MEN BY THESE PRESENTS, That NORINE DUMORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. OATES AND EMMALINE P. OATES, 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:

A portion of the NW $\frac{1}{4}$ S W $\frac{1}{4}$ of Sec. 27, Township 35 S.R. 7 E.W.M., more particularly described as follows: Beginning at the one-quarter common to section 27 and 28, said township and range; Thence East, parallel with the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 330.0 feet; thence South, parallel with the West line of said Sec. 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 330.0 feet to the West line of said Sec. 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning. Said tract containing 1.0 acres, more or less, SUBJECT TO right-of-way for that certain roadway known as UNITED STATES INDIAN SERVICE ROUTE No. 8-48, and to any other rights-of-way heretofore conveyed or apparent on the grounds.

(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 \$
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 23rd day of September, 1976, 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.

Norine Dumore

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
9-23-1976

Personally appeared the above named

Norine Dumore

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

Before me:

(OFFICIAL SEAL) *Stephen Lesueur*

Notary Public for Oregon

My commission expires 10-25-78

STATE OF OREGON, County of _____) ss.

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Anthony
432 Main Street, suite 216
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Bud Roberts
P. O. Box 5221
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/roll number _____

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

By _____ Recording Officer Deputy

23339

It is further stipulated by Lester Tolman and Roberta Tolman that they have agreed with James E. Rogers and Cora Rogers, from whom they purchased said property that the said $\frac{1}{4}$ corner of Sec. 27 Township S.R. and 7 E.W.M. is the corner surveyed and found by Lyle Smith, Registered surveyor of Oregon, No. 290, this survey is on record in Klamath County, Oregon, this $\frac{1}{4}$ corner is further agreed on by Lester Tolman and Roberta Tolman, husband and wife and Norine Dumore.

CLERK OF COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 2nd day of December A. D. 1977 at 9:24 o'clock A. M., and

is recorded in Vol 177, of Deeds on Page 23338

Wm D. MILNE, County Clerk

By Bernetha J. Hetch

Fee \$6.00