

TA 38-12367-0P

03-10989

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

40049

WARRANTY DEED

STEVENS DEEDS LAW PUBLISHING CO. PORTLAND, OR. 97208

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23663

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Stephen, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Pacific West Mortgage Co., and Oregon Corporation, 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:

That portion of the NW 1/4 of Section 25, T. 39 S., R. 9 E. E. more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9' E from the NE corner thereof; thence S 0°27' East a distance of 249.7' to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to a point of intersection with line parallel to and 45' distant from the West line of this tract; thence North 0°27' West approximately 175' to the North line of property conveyed to John W. Matney et ux., by deed recorded on page 351 of Volume 306 of Deed records of Klamath Co., Oregon thence N 89° 30' E a distance of 255 feet; thence North 0°27' W a distance of 710.8'; thence S. 89° 30' W 300', more or less, to the POB.

(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 \$ 1,942.88

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (The sentence between the symbols ①, 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 9th day of January, 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.

(If executed by a corporation, affix corporate seal)

X Ronald E. Stephen
X Jacquelyn E. Stephen

STATE OF OREGON,

STATE OF OREGON, County of) ss.

County of Klamath

JANUARY 9, 1976

Personally appeared who, being duly sworn,

Personally appeared the above named Ronald E. Stephen & Jacquelyn E. Stephen, his wife

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

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 2/6/77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

R. Stephen

Pacific Place Rd.

Hendey, Or.

GRANTOR'S NAME AND ADDRESS

XXXXXX

Pacific West Mtge. Co.

POB 216

POB 515

Sprague River, Or. 97730

Stayton, Or. 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mtge. Co.

POB 515

Stayton, Or. 97383

NAME, ADDRESS, ZIP

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

Jon La Hoda

POB 216

Sprague River, Or. 97730

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of December, 1977, at 3:30 o'clock P. M., and recorded in book M77 on page 23663 or as file/reel number 40049.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. H. Milne

By Bernhardt Kelsch Deputy

Fee \$3.00