

40052

WARRANTY DEED

03-10989

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23668

KNOW ALL MEN BY THESE PRESENTS, That DAVID R. RANDALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMMET JOE LAHODA, 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 N 1/2 NE 1/4 of Section 25, Township 39 South, Range 9 E.W.M. more particularly described as follows: Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0°27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a South-easterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0°27' West approximately 175 feet 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 County, Oregon; thence North 89°30' East a distance of 255 feet; thence North 0°27' West a distance of 710.8 feet; thence South 89°30' West 300 feet, more or less, to the point of beginning.

(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 above stated, & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, & rights of way of record, & those apparent on the land,

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.

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 2nd day of November, 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.

David R. Randall
DAVID R. RANDALL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
October 2, 1976

Personally appeared the above named
DAVID R. RANDALL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-23-77

STATE OF OREGON, County of _____) ss.
19 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Klamath First Fed. Savings
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Same
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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 23668 or as file/reel number 40052, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Kenneth S. Schuch Deputy

Fee \$3.00