

40091

WARRANTY DEED

MTC 1396

Vol. 17

Page 23713

KNOW ALL MEN BY THESE PRESENTS, That

Alberni Development Company, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Henry Byers, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:In Township 40 South, Range 11 East, of the Willamette Meridian,  
Klamath County, Oregon:In Section 7: The SE $\frac{1}{4}$  and the East  $\frac{1}{4}$  SW $\frac{1}{4}$ In Section 8: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ , South  $\frac{1}{4}$ NE $\frac{1}{4}$ , all the South  $\frac{1}{4}$  and the  
South  $\frac{1}{4}$  NW $\frac{1}{4}$ In Section 9: The SW $\frac{1}{4}$ NW $\frac{1}{4}$ , West  $\frac{1}{4}$ SE $\frac{1}{4}$  and all of the SW $\frac{1}{4}$ In Section 16: The West  $\frac{1}{4}$  of West  $\frac{1}{4}$ , East  $\frac{1}{4}$  of NW $\frac{1}{4}$ In Section 17: The NE $\frac{1}{4}$ , and East  $\frac{1}{4}$  SE $\frac{1}{4}$ In Section 20: The East  $\frac{1}{4}$ NE $\frac{1}{4}$ In Section 21: The West  $\frac{1}{4}$  NW $\frac{1}{4}$ TOGETHER WITH a right of way for road and utility purposes over the  
(continued on other side)

(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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which). (The sentence between the symbols  $\odot$ , 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 7 day of December, 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.

ALBERNI DEVELOPMENT COMPANY, a partnership

Partner

(If executed by a corporation,  
affix corporate seal)STATE OF OREGON, ) ss.  
County of Klamath  
December 7, 1977STATE OF OREGON, County of ) ss.  
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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 be-  
half 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)(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

Notary Public for Oregon

My commission expires:

Alberni Development Co.

P. O. Box 432

Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Henry Byers

P. O. Box 1269

Port Alberni, B. C., Canada

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee's address

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instru-  
ment 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.

By

Recording Officer

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

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(continued from reverse side)

West 60 feet of the East  $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 20; and over the West 60 feet of the NE $\frac{1}{2}$ NE $\frac{1}{4}$  Section 29 to Dodds Hollow Road, a County Road. For the benefit of the hereinabove described property.

RESERVING THEREFROM, a right of way for road and utility purposes over the West 60 feet of the East  $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 20; and over the West 60 feet of the East  $\frac{1}{2}$ SE $\frac{1}{4}$  of Section to the intersection of a existing road.

Also RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side of the centerline of a existing road that runs Southeasterly through East  $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 17; and through West  $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 16, for the benefit of the East  $\frac{1}{2}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 16; and the East  $\frac{1}{2}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$  of Section 21.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 7th day of DECEMBER A. D. 1977 3:11 PM and

duly recorded in Vol. M77 of DEEDS on Page 23713

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazell Hazell