

1#03-41432 M/T 4/32

FORM No. 632—WARRANTY DEED (Individual or Corporate)

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1-1-74

40590

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Nancy L. Short

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT A. JONES and CLAIRE H. JONES, husband and wife, 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 NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point at the Southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 165 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 495 feet; thence East a distance of 234 feet; thence South parallel to said road right of way a distance of 495 feet more or less to the Northeast corner of property described in Deed Volume 93 at page 130 in Klamath County Deed Records; thence West along the North line of said property described in Deed Volume 93 at page 130 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 (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. (2) Grant of Right of Way, recorded January 21, 1957 in Volume 289, page 225, Deed Records of Klamath County, Oregon. 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 \$ 57,200.00

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 6th 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.

(If executed by a corporation, affix corporate seal)

Nancy L. Short

STATE OF OREGON,)
County of Klamath) ss.
December 6, 1977.

Personally appeared the above named
Nancy L. Short

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

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of Klamath) ss.
1977.

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: <u>M.T.C.</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of KLAMATH) ss.
I certify that the within instrument was received for record on the 19th day of DECEMBER, 1977, at 3:17 o'clock P.M., and recorded in book M77 on page 24437 or as file/reel number 40590, Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By Bernard Helock Recording Officer
Deputy
FEE \$ 3.00