

40651

M-4598
WARRANTY DEED

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24533

KNOW ALL MEN BY THESE PRESENTS, That CHARLES T. SARBER and ANNA L. SARBER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR MOGLE and KATHERN E. MOGLE, 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:

The West $\frac{1}{2}$ NE $\frac{1}{4}$ Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

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. Conditions and restrictions and omissions of restrictions imposed by instrument, recorded November 10, 1971 in Vol. M71, page 11764, Microfilm Records of Klamath County, Oregon.
3. No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

(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 THOSE AS SET FORTH ABOVE

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 \$ 16,000.00

~~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 $\textcircled{}$, 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 28th day of November, 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)

WISCONSIN
STATE OF ~~WISCONSIN~~) ss.
County of Kenosha
December 13, 1977.

Personally appeared the above named Charles T. Sarber and Anna L. Sarber, husband and wife,

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

Before me: James F. Kracmer
(OFFICIAL SEAL)

Notary Public for ~~WISCONSIN~~
My commission expires: is permanent

STATE OF OREGON, County of) ss.
Personally appeared , 1977.

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)

Sarber

GRANTOR'S NAME AND ADDRESS

Mogle

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Wilbur Mogle
39502 12 Street, West
Palm Dale, California 93550

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of December, 1977, at 12:45 o'clock P.M., and recorded in book M77 on page 24533 or as file/reel number 40651.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Hazel Hazel Deputy
Recording Officer

Fee \$3.00