

40937

WARRANTY DEED

Vol. 77 Page 24955

KNOW ALL MEN BY THESE PRESENTS, That Cliff L. Peery and Mary H. Peery
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Albert
Switzer and Vicki Louise Switzer, as tenants by the entirety, 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:

See attached property description attachment "A"

(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,
easements or restrictions of record common to the area or apparent on the face
of 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$37,000.00.
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 3rd day of Dec., 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)

STATE OF OREGON, } ss.
County of Klamath }
12-3, 1977

STATE OF OREGON, County of } 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 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: _____
Notary Public for Oregon
My commission expires: 3-6-81

(OFFICIAL
SEAL)

Cliff L. Peery and Mary H. Peery
3218 Rocking Horse Lane
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
William A. and Vicki L. Switzer
5734 Homedale Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

T. A.

NAME, ADDRESS, ZIP

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

William A. and Vicki L. Switzer
5734 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

24956

ATTACHMENT "A"
PARCEL #5

A piece or parcel of land situated in Government lots 4 & 5
Section 29, Township 39 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon and being more par-
ticularly described as follows:

Beginning at a point on the West line of Section 29, from which
the west quarter corner of section 29, T 39 S, R 10E, Willamette
Meridian bears N0° 18' 50" E, 1393.81 feet; thence N89° 40' E,
2062.26 feet to an iron pin marking the Westerly R.O.W. of the USBR
Lost River Diversion Reservoir; thence following said R.O.W. S 27°
30' W 316.64 feet to a point; thence S 59° 22' W, 680.4 feet to a
point (point being the beginning of a curve to the right which the
radius is 641.8 feet) thence S 76° 46' 45" W, 377.19 feet to an iron
pin marking the Northerly R.O.W. of USBR Lost River Diversion channel
& the South Westerly Boundary of this description; thence N 33° 28'
W, 655.0 feet to an iron pin; thence S 63° 18' 25" W, 676.61 feet to
a point on the west line of section 29, T 39 S, R 10 E, of the
Willamette Meridian; thence following said line North 0° 18' 50" E,
459.26 to the point of beginning, containing 20.1 acres more or less
and being subject to all rights of ways and or easements of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 27th day of December A. D. 19. 77 at 4:09 clock P.M., andduly recorded in Vol. M77, of Deeds on Page 24955

Wm D. MILNE, County Clerk

By Bernetha D. Helath

Fee \$6.00