

1-1-74

40943

WARRANTY DEED

Vol. 17 Page 24965

KNOW ALL MEN BY THESE PRESENTS, That Hans J. Meier and Susan K. Meier, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven L. Fox

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 N¹/₄ of the following described real property:

A portion of Lot 16, Block 2, SUBDIVISION OF BLOCKS 2B and 3, HOMEDALE, more particularly described as follows:

Beginning at the Northeast corner of said Lot 16; thence South along said East line, 150 feet; thence West, parallel to the North line of said Lot 16, 180 feet to the West line of said Lot 16; thence North along said West line, 150 feet to the Northwest corner thereof, thence Easterly along the Northerly line of said Lot 16 to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements of the South Suburban Sanitary District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions (for continuation of this document see reverse side of this deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 20 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)

STATE OF OREGON,

Klamath

County of

December 20, 1977

Personally appeared the above named Hans J. Meier and Susan K. Meier, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-79

Hans J. Meier

Susan K. Meier

STATE OF OREGON, County of _____ ss.

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)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Asst. National Bank of OR
P.O. Box 1936
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Steven L. Fox
3410 Madison Klamath Falls
NAME, ADDRESS, ZIP
Oreg 97601

SPACE RESERVED
FOR
RECORDER'S USE

24965

24966

thereof,
Dated : April 14, 1931
Recorded : May 14, 1931 Book: 95 Page: 288
In favor of : California Oregon Power Company
For : Transmission and distribution system or water along
the North line.

4. Reservations, including the terms and provisions thereof, disclosed by deed given by Malcolm G. McNevin, a single man to Charles W. Johnson, et ux., dated May 17, 1938, recorded June 7, 1938 in Deed Volume 116 at page 223, for irrigation and domestic water purposes over and across said property to adjoining properties.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of December A. D. 19 77 at 10:51 clock A.M., and

fully recorded in Vol. M77, of Deeds on Page 24965

Wm D. MILNE, County Clerk

By [Signature]

Fee \$6.00