

TC

41934

WARRANTY DEED

Vol. <sup>m</sup> 78 Page 1147

KNOW ALL MEN BY THESE PRESENTS, That Virginia C. Heuvel-----  
 -----, hereinafter called the grantor, for the consideration hereinafter stated,  
 to grantor paid by Claude B. Parrish and Edith M. Parrish, 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 parcel of land situated in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 34, Township  
 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, more particularly  
 described as follows: Beginning at the Southeast corner of the  
 NE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 34; thence North 89° 41' West a distance  
 of 873 feet; thence North a distance of 30 feet to an iron pin on  
 the North line of the Dairy-Bonanza highway, said point being 30  
 feet North of the Southwest corner of that tract of land described  
 in Deed Volume 170, page 175, Klamath County Deed Records; thence  
 North 89° 41' West along the North line of said highway a distance  
 of 53.05 feet to a  $\frac{1}{2}$  inch iron pin; thence North 03° 14' East a  
 distance of 105.31 feet to a  $\frac{1}{2}$  inch iron pin on the True Point of  
 Beginning of this description; thence North 47° 54' East a distance  
 of 63.49 feet to a  $\frac{1}{2}$  inch iron pin in the centerline of the Horsefly  
 Irrigation Ditch, said point being in the Easterly line of that  
 land described in Deed Volume 333, page 607, Klamath County Deed  
 Records; thence North 09° 12' West a distance of 54.96 feet to an  
 iron pin on the Southerly line of the Klamath Falls-Lakeview  
 Highway; thence Southwesterly along the Southerly line of said  
 highway to an iron pin that bears South 61° 23' West a distance  
 of 97.68 feet from the last mentioned point; thence South 22° 02'  
 East a distance of 72.28 feet to an iron pin (this distance is 72.78  
 feet by the description in said deed recorded); thence North 47° 54'  
 East a distance of 26.86 feet to the True Point of Beginning of  
 this description.

Excepting therefrom any portion of the above described property  
 lying within the highways right-of-ways.

AND reserving in the grantor a non-exclusive, ingress and egress  
 easement, 30 feet in width, through the existing driveway on the  
 northerly most side of said property.

GRANTOR'S NAME AND ADDRESS		STATE OF OREGON	
GRANTEE'S NAME AND ADDRESS		County of _____ } ss.	
After recording return to:		I certify that the within instru-	
NAME, ADDRESS, ZIP		ment was received for record on the	
Until a change is requested all tax statements shall be sent to the following address.		_____ day of _____, 19____,	
NAME, ADDRESS, ZIP		at _____ o'clock _____ M., and recorded	
NAME, ADDRESS, ZIP		in book _____ on page _____ or as	
NAME, ADDRESS, ZIP		file/reel number _____	
NAME, ADDRESS, ZIP		Record of Deeds of said county.	
NAME, ADDRESS, ZIP		Witness my hand and seal of	
NAME, ADDRESS, ZIP		County affixed.	
NAME, ADDRESS, ZIP		By _____ Recording Officer	
NAME, ADDRESS, ZIP		Deputy.	



To Have and to Hold the same unto the said grantees 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.

warrant and forever defend the above granted 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 \$1,600.00.

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 8th day of January, 1978; 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.

*Virginia C. Heuvel*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
January 8, 1978  
Personally appeared the above named  
Virginia C. Heuvel

and acknowledged the foregoing instrument to be her voluntary act and deed.  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5-19-78

STATE OF OREGON, County of ) ss.  
January 8, 1978  
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:

(OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of  
January A.D., 1978 at 4:31 o'clock P.M., and duly recorded in Vol. M78  
of Deeds on Page 1147.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Bernard A. Felch* Deputy