

42206

WARRANTY DEED

Vol. M78 Page 1542

KNOW ALL MEN BY THESE PRESENTS, That CLOIC L. FULLMER, SR. and JEANNE E. FULLMER, husband and wife and RILEY M. STEVENS and BEVERLY J. STEVENS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. AKINS and DE ANN L. AKINS, 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 following described real property is situated in Klamath County, Oregon, being more particularly described as follows: The E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 28, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and also, beginning at the NE corner of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South on the Section line 1239.2 feet; thence North 35° 10' West 530.2 feet; thence North 10° 20' West 817.3 feet, more or less, to the North boundary of said Section 33; thence East on said boundary 451.3 feet, more or less to the Point of Beginning. This tract of land is that part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33 which lies East of the Wolf Flat Drain. EXCEPTING that portion conveyed to the United States of America by instruments recorded in Deed Book 69 at page 267 and in Deed Book 69 at page 271, records of Klamath County, Oregon.

SUBJECT TO.

1. Rights of public in and to described property within the limits of street, roads, etc.
2. Statutory powers, of Inagell Valley Irrigation District.
3. Premises assessed for Farm Use Land

(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

4. Lease, dated June 20, 1973, recorded August 17, 1973 in Volume M73, page 11187, Microfilm 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 \$106,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of March, 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,

County of Klamath

March 21st, 1977

Personally appeared the above named

Cloic L. Fullmer, Sr. and Jeanne E. Fullmer & Riley M. Stevens and Beverly J. Stevens, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of January, 1978, at 9:04 o'clock A.M., and recorded in book M78 on page 1542 or as file/reel number 42206

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernhardt J. DeLoach Deputy Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William E. & DeAnn L. Akins  
Route 1 Box 37B  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Ferry Street, S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP