

42605

WARRANTY DEED

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2094

KNOW ALL MEN BY THESE PRESENTS, That

CLIFFORD B. CHALENOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESSE J. McNEICE and ANN L. McNEICE, 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:

N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Reserving therefrom perpetual easement for the purpose of ingress and egress over the Easterly 30 feet of the herein deccribed property and benefitting adjoining parcel described as: The S $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

(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: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 \$8,500.00.

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 3rd day of February, 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.

(If executed by a corporation, affix corporate seal)

Clifford B. Chalenor

STATE OF OREGON,)
County of Klamath) ss.
February 3, 1978.

Personally appeared the above named
Clifford B. Chalenor

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

Before Me:
(OFFICIAL SEAL) Judy B. Lubra
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
February 3, 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 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jesse J. & Ann L. McNeice
2108 Warfield Avenue
Redondo Beach, Ca. 90278
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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1978, at 12:54 o'clock P.M., and recorded in book M78 on page 2094 or as file/reel number 42605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernhard J. Retick Recording Officer Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE