

2

45339

WARRANTY DEED

Vol. <sup>m 78</sup>

Page

5715

DEBRA RIDDLE

L MEN BY THESE PRESENTS, That

d the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT F. PENNY  
A. N. PENNY, husband and wife, hereinafter called  
oes hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
ertain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
ass, pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin which lies East along the section line 114.15 feet from the iron pipe which marks the Southwest corner of Section 14, Township 36 South Range 12 East, Willamette Meridian, Klamath County, Oregon, and running thence; East parallel to the South section line of Section 14 a distance of 178.7 feet to an iron pin on the East line of Lot 29 of said Section 14; thence North along the East line of Lot 29 and Lot 28, a distance of 625 feet to an iron pin; thence West parallel to the South section line of Section 14, a distance of 178.7 feet to an iron pin; thence South a distance of 625 feet, more or less, to the point of beginning, said tract being a portion of Lots 28 and 29, and containing 1.7 acres, more or less, in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 14, Township 26 South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.

THIS DEED IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION. SEE ATTACHED.

(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. Right of way recorded October 2, 1930 on page 94 of Volume 93 of Deed 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 \$ 10,000.00  
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 27th day of March, 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.

Debra Riddle

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 27, 1978

Personally appeared the above named  
Debra Riddle

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

Before me,  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.  
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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:

Robert F. & Barbara N. Penny  
Box 7  
Beatty, Oregon

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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of March, 1978, at 1:17 o'clock P.M., and recorded in book M78 on page 5715 or as file seal number 45232. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Debra Riddle Recording Officer  
Deputy

Fee \$3.00

6382

MTC NO. 6210-M

## DESCRIPTION

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin from which the Section corner common to Sections 14, 15, 22 and 23 bears West 1141.5 feet and South 239 feet; thence East parallel to the South section line of said Section 14, 178.7 feet to an iron pin on the East line of Lot 29 of said Section 14; thence North along the East line of Lots 28 and 29, 625 feet to an iron pin; thence West parallel to the South section line of said Section 14, 178.7 feet to an iron pin; thence South 625 feet, more or less, to the point of beginning, said tract being a portion of Lots 28 and 29 of said Section 14.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of April

A. D. 1978 at 10:44 clock AM., on

Truly recorded in Vol. M78, of Deeds

on Page 6381

Wm D. MILNE, County Clerk

By Samuel D. Hirsch

Fee \$6.00