

46119

MTG 6305-M

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE I. WORLEIN and PAULINE E. WORLEIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE S. HAWLEY and BETHANY O. HAWLEY, 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 piece or parcel of land lying in Tract 26 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly line of Tract 26 of HOMEDALE, which is North 0° 07' East a distance of 194.3 feet from the Southeast corner of said Tract 26; thence North 89° 15' West along the Northerly line of property described in Deed Volume 312, page 409, a distance of 90.7 feet to an iron pin; thence North 43° 30' West along said Northerly line a distance of 70.0 feet to an iron pin; thence North 46° 30' East a distance of 32 feet to an iron pin; thence South 84° 43' East a distance of 116.09 feet to an iron pin on the Easterly line of said Tract 26; thence South 0° 07' West along the Easterly line of said Tract 26 a distance of 63.5 feet to the point of beginning.

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: 1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. Regulations of South Suburban Sanitary Dist. 3. The regulations of Klamath Project and Enterprise Irrigation Dist. 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 \$28,775.00. 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 11th day of April, 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)

Lawrence I. Worlein
Pauline E. Worlein

STATE OF OREGON,

County of Klamath ss.
April 11, 1978

Personally appeared the above named Lawrence I. Worlein and Pauline E. Worlein

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

[Signature]
Notary Public for Oregon
My commission expires: 8-23-81

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 _____

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Leslie S. & Bethany O. Hawley
200 Klamath Avenue
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of April, 1978, at 3:40 o'clock P.M., and recorded in book 178 on page 6984 or as file/serial number 46119. Record of Deeds of said county. Witness my hand and seal of County affixed.

H. D. Milne
By Berntha Shick Recording Officer
Deputy

Fee \$3.00