No. 88 — WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

46712

WARRANTY DEED

Vol. M78 Page 7879

KNOW ALL MEN BY THESE PRESENTS, That Myrel D. Settle

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Delbert W. Settle and Janice Lee Settle, husband & 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 situate in Section 31, T. 39S., R.13 E., W.M., containing 84 acres, more or less; being subject to all rights-of-way and/or easements of record or apparent on the premises; and being more particularly described as follows:

The SE¼NE¼NE¼ and the S½NE¼ of Section 31, T.39 S., R13 E., W.M.

Saving and Excepting therefrom that portion of the SW¼NE¼ of said Section 31 conveyed in Vol. M73 Page 1253 of Klamath County Deed Records described as follows:

Beginning at the center of Section 31, T.39 S., R.13E., W.M., thence North 626.8 feet; thence East 417.4 feet; thence South 626.8 feet; thence West 417.4 feet to the point of beginning.

(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 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 $ 3000.00 *©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 21 *day of* April, *19* 78; *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)

Myrel D. Settle

STATE OF OREGON, County of Klamath } ss.

April 21, 19 78

Personally appeared the above named Myrel D. Settle and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 9-18-79

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:

Delbert W. Settle

Rt. 1 Box 78-B

Klamath Falls 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April, 19 78, at 4:35 o'clock P.M., and recorded in book M78 on page 7879 or as file/reel number 46712, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer

By Bernetha L. Letsch, Deputy

Fee $3.00