

47833

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EARL R. BOSWELL and LOTTIE BOSWELL, also known as EARL R. BOSWELL and LOTTIE BOSWELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE F. RAUSCHER, SR. and VICTORIA L. RAUSCHER, husband and wife 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 tract of land situated in Lot 19 in NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows, to-wit: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 2073 feet, and South a distance of 720 feet from the iron pin which marks the Northwest corner of section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 166 feet; thence East 120 feet; thence North 50 feet; thence West 60 feet; thence North 100 feet; thence West 60 feet to the point of beginning.

Subject to:

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

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 as set forth above

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 \$1,500.00.

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 93.036.)

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 6th 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)

WASHINGTON  
STATE OF OREGON,  
County of PIERCE  
May 6, 1978

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_  
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

I acknowledge the foregoing instrument to be their voluntary act and deed.

Before me, \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-22-82

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: \_\_\_\_\_  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. George F. Rauscher, Sr.  
P. O. Box 305  
Sprague River, OR 97639

Until a change is requested all for statements shall be sent to the following address:

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1978, at 4:09 o'clock P.M., and recorded in book M78 on page 9471 or as file/reel number 47833.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernice J. Milne Recording Officer  
Deputy

Fee \$3.00