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FORM No. 632-WARRANTY DEED (Individual or Corporate)

1-1-74

48187

WARRANTY DEED

Vol. 178 Page 10003

STEVENSON LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That Mathew R. Monroe and Barbara J. Monroe, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Nelson and Eleanor Nelson, 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 tract of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the center stripe of the County road, from which the West $\frac{1}{4}$ corner of said Section 4 bears South 39°59'14" West 744.86 feet; thence North 01°14'35" East, along an existing fence and its Southerly extension, 207.18 feet to an existing fence corner; thence North 89°19'39" East, along an existing fence, 150.91 feet to an existing fence corner; thence South 01°48'00" West, along an existing fence and its Southerly extension, 360.78 feet to a 5/8 inch iron pin on the center stripe of the said county road; thence North 43°31'14" West 209.21 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the county road right of way

(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, easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ 28,000.00. 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 12th day of MAY, 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)

Mathew R. Monroe
Barbara J. Monroe

STATE OF OREGON,
County of Klamath } ss.
MAY 12, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named Mathew R. and Barbara J. Monroe

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

Notary Public for Oregon
My commission expires: 3/20/81

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mathew R. and Barbara J. Monroe

GRANTOR'S NAME AND ADDRESS

Charles and Eleanor Nelson

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 15th day of MAY, 1978, at 10:41 o'clock AM and recorded in book M78 on page 10003 or as file/reel number 48187, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By _____ Recording Officer
Deputy

FEE \$ 3.00