

49445

WARRANTY DEED

Vol. 77 Page 11842

KNOW ALL MEN BY THESE PRESENTS, That GROVER D. HESS and ELIZABETH I. HESS,

as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY D. SHELGER

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:

See Exhibit "A" Description

(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 \$ 23,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ The sentence between the symbols ~~or~~, if not applicable, should be deleted. See ORS 93.00.

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 15th 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)

Grover D. Hess

Elizabeth I. Hess

STATE OF OREGON, County of Davis, ss. May 17, 1978.

Personally appeared Grover D. Hess and Elizabeth I. Hess, 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:

Before me: Susan K. Karsch  
Notary Public for Oregon  
My commission expires: 12-6-81

Wendy L. Lamm  
Notary Public for Utah  
My commission expires: 7-1-81

Grover D. Hess and Elizabeth I. Hess

GRANTOR'S NAME AND ADDRESS

Gary D. Smelcer

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH, KLAMATH FIRST FEDERAL SAVINGS &amp; LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

Gary D. Smelcer

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 1978, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer: Deputy

11843

Exhibit "A"  
DESCRIPTION

A portion of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East-West quarter line which lies North 88° 57' East a distance of 1017.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence, continuing North 88° 57' East along the East-West quarter line a distance of 67.5 feet to an iron pin; thence North 1° 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88° 57' West parallel to the East-West quarter line a distance of 67.5 feet to a point; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

the 2nd day of June A. D. 1978 at 3:47 o'clock P. M., and duly recorded in Vol. M78, of Deeds on Page 11842

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$6.00