

1-1-74

49472

WARRANTY DEED

Vol. 118 Page 11870

KNOW ALL MEN BY THESE PRESENTS, That Van Dixon Dawson aka Dixon Van Dawson and Mary Cunningham

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David M. Wirtz and Deborah D. Wirtz 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:

That portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the NW corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21, Township 27 South, Range 8 East of the Willamette Meridian, thence Southerly along the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, 412 feet; thence Easterly 150 feet to the SW corner of Block 4, of the Town of Chemult, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon, thence Northwesterly along the Westerly line of said Block 4, a distance of 379 feet to the Northerly line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, thence Westerly 13.6 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 except Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. Easement for domestic water line as recorded in Deed Volume 106, page 199, Records of Klamath County, Oregon.

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.

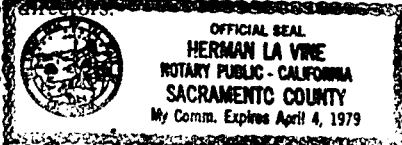
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols $\textcircled{}$, 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 2nd day of June, 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)



STATE OF OREGON }
County of Klamath } ss.
JUNE 2, 1978

Personally appeared the above named
VAN DIXON DAWSON
MARY CUNNINGHAM

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

(OFFICIAL SEAL)

Notary Public for California
My commission expires: April 4, 1979

STATE OF OREGON, County of Klamath } ss.
1978

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David M. & Deborah D. Wirtz
P. O. Box 69
Chemult, Oregon

NAME, ADDRESS, ZIP

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

David M. & Deborah D. Wirtz
P. O. Box 69
Chemult, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 1978, at 11:27 o'clock A.M., and recorded in book N78 on page 11870 or as file/reel number 49472, 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