

43645

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOEL A. DANFORTH, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOEL A. DANFORTH and IDA N. DANFORTH, 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:

Parcel 1:

A tract of land situated in the NE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 E.W.M., Klamath County, Oregon more particularly described as follows: Beginning at a 5/8 inch iron pin situated S 00° 14' 22" W 333.00 feet from the northeast corner of said Section 19, marked by a County Surveyor brass capped monument; thence S 00° 14' 22" W 776.83 feet to a 5/8 inch iron pin; thence S 110° 36' 09" W 87.28 feet to a 5/8 inch iron pin; thence N 85° 39' 29" W 1035.29 feet to a 5/8 inch iron pin on the easterly right of way line of the County Road; thence along the said easterly right of way line N 41° 01' 05" W 15.74 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right (central angle = 30° 53' 45", radius = 610.00 feet) 328.93 feet to a 5/8 inch iron pin; thence N 10° 07' 20" W 486.51 feet to a 5/8 inch iron pin; thence leaving said right of way line East 1289.21 feet to the point of beginning, containing 22.64 acres, more or less.

(con't. on reverse)

(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 stated 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00

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 6th 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 _____

ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Joel A. Danforth, Inc.

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Joel A. Danforth

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. Joel A. Danforth

Box 284

Benema, Or. 97623

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Joel A. Danforth

NAME, ADDRESS, ZIP

x _____
President

x Ida N. Danforth
Secretary

STATE OF OREGON, County of Klamath, June 6, 1978 ss.

Personally appeared JOEL A. DANFORTH and IDA N. DANFORTH 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 JOEL A. DANFORTH, INC.

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.

Donna J. Rogers
Notary Public for Oregon

My commission expires: 6/28/81

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____ ss.

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

LEGAL DESCRIPTION (Con't.)

12126

Parcel 2:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 11 E.W.M., Klamath County, Oregon more particularly described as follows: Beginning at a point on the west line of said Section 20, said point of being S 00°14'22" W 333.00 feet from the northwest corner of said Section 20; thence East 152.34 feet to the westerly bank of Lost River; thence Southerly along the west bank of Lost River S 05°50'44" W 319.04 feet and S 14°59'54" W 475.63 feet to the west line of said Section 20; thence N 00°14'22" E along said west line 776.83 feet to the point of beginning, containing 1.63 acres, more or less.

SUBJECT TO: Easements and restrictions of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

on the 7th day of June

A. D. 1978 at 1:59 clock P.M., and

fully recorded in Vol. M78, of Deeds

on Page 12125

Wm D. MILNE, County Clerk

By *Sumetha D. Helsch*

Fee \$6.00