

MOUNTAIN TITLE COMPANY

49889

6354-M
WARRANTY DEED

Vol. M78 Page 12490

KNOW ALL MEN BY THESE PRESENTS, That RAY B. PETERSEN and KATHLEEN L. PETERSEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY M. DOWNS and C. ELOISE DOWNS, 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 E¹/₄SE¹/₄ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00° 32' 12" East 401.30 feet and North 89° 07' 05" East 1307.05 feet; thence North 88° 27' 27" East to the Westerly boundary of the Sprague River; thence Southerly and Westerly along said West boundary of Sprague River to a point which bears South 00° 32' 12" West from the point of beginning; thence North 00° 32' 12" East to the point of beginning.

This description is based on Survey #1983 as filed in the office of the County Surveyor in Klamath County, Oregon, and is intended to make more specific the description shown in Volume M77, page 4935, Microfilm Records of Klamath County, Oregon.

(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: The terms and provisions of Land Status Reports recorded in Volume 305, page 668, and Volume 303, page 342. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of Sprague River. Rights of the public in and to any portion of the herein described premises 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 \$ 30,000.00. 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 16th 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)

Kathleen L. Petersen
Ray B. Petersen

STATE OF OREGON, CALIFORNIA } ss.
County of Orange
May 16, 1978

Personally appeared the above named Ray B. Petersen and Kathleen L. Petersen

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

OFFICIAL SEAL
Marianne Andersen
Notary Public for Oregon
Principal Office in
California
My Commission Expires July 26, 1981
My commission expires July 26, 1981

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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stanley M. & C. Eloise Downs
P. O. Box 333
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1978, at 2:39 o'clock P. M., and recorded in book M78 on page 12490 or as file/reel number 49889 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernard A. Nelson* Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY