

50329

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE E. MEADER and BEADRICK L. MEADER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK W. JIRSA and FRANCES JIRSA, husband and wife 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:

The following described property situate in the SE $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon: Beginning at a point which is South along the North-South centerline a distance of 100 feet from the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence continuing South along said centerline a distance of 100 feet to a point; thence East parallel to the East-West centerline of said Section 10 a distance of 100 feet; thence North parallel to the North-South centerline a distance of 100 feet; thence West parallel to the East-West centerline a distance of 100 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes which shall be appurtenant to said land, over and across the 50 foot strip immediately East of and adjacent to the Easterly boundary of the above tract; which said easement is non-exclusive and is to be used by the grantees of other lands of the grantors which border said 50 foot strip.

(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 those of record and apparent upon the land. TOGETHER WITH a Non-Exclusive Waterway Easement recorded June 20, 1978 in Volume M78, page 13129, Microfilm Records of Klamath County, Oregon.

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 \$ 28,500.00. 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 30 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)

Theodore E. Meader
Beadrack L. Meader

STATE OF OREGON,

County of Klamath

June 30

1978

STATE OF OREGON, County of

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Personally appeared

and

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 20th day of June, 1978, at 11:17 o'clock A.M., and recorded in book M78 on page 13130 or as file/reel number 50329. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernice H. Heloth Deputy

Fee \$3.00