

1-1-74

50776

WARRANTY DEED

Vol. ^M 78 Page 13792

KNOW ALL MEN BY THESE PRESENTS, That Leslie E. Parsons and Bonnie Belle Parsons, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alvin C. Daniel

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:

Undivided $\frac{1}{2}$ interest in the following described property:

Lots 1 and 2 (also described as NE $\frac{1}{4}$) of Section 1, Township 39 S., R. 11 $\frac{1}{2}$ E.W.M., excepting therefrom approximately 9-1/2 acres in the Northwest corner thereof described as: Commencing at the Northwest corner of the NE $\frac{1}{4}$ of Section 1, Township 39 S., R. 11 $\frac{1}{2}$ E.W.M., and running thence East 32 rods; thence South 40 rods, thence Southwesterly 15 rods in a straight line to a point 20 rods East of a point 50 rods South of the place of beginning, thence West 20 rods; thence North 50 rods to the place of beginning.

Subject to: Acreage and use limitations under United States Statutes and regulations thereunder; Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Horsefly Irrigation District; Reservations and restrictions contained in deed recorded Dec. 12, 1939, on page 72 of Vol. 126 of Deeds, Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any.

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 \$14,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.~~

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 14 day of April, 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.
April 14, 1978

Personally appeared the above named

Leslie E. Parsons and Bonnie Belle Parsons, husband and wife

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

Before me:

(OFFICIAL SEAL)

Sandra Handaker
Notary Public for Oregon

My commission expires: 7-23-81

STATE OF OREGON, County of _____) ss.

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)

Leslie E. & Bonnie Belle Parsons
2908 Homedale Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Alvin C. Daniel
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alvin C. Daniel
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Alvin C. Daniel
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of June, 1978, at 2:56 o'clock P.M., and recorded in book M78 on page 13792 or as file/reel number 50776 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bunetha Shulch Recording Officer Deputy

Fee \$6.00

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13793

(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 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 \$14,000.00. However, the actual consideration of \$14,000.00 is not to be construed as a limitation of the value of the property transferred, which is part of the consideration. 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 14 day of April, 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, officer corporate seal)

STATE OF OREGON, County of Klamath, ss.)
April 14, 1978

Personally appeared the above named Leslie E. Parsons and Bonnie Belle Parsons, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
Stanley Markham
Notary Public for Oregon
My commission expires: 7-23-81

STATE OF OREGON, County of Klamath, ss.)
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:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	GRANTEE'S NAME AND ADDRESS
Leslie E. & Bonnie Belle Parsons 2900 Homedale Street Klamath Falls, Oregon 97601	Alvin C. Daniel Bonanza, Oregon 97623
NAME, ADDRESS, ZIP	NAME, ADDRESS, ZIP
Bonanza, Oregon 97623	Bonanza, Oregon 97623
Until a change is requested all tax statements shall be sent to the following address:	
Alvin C. Daniel Bonanza, Oregon 97623	

STATE OF OREGON, County of Klamath, ss.)
I certify that the within instrument was received for record on the 27th day of June, 1978, at 2:56 o'clock P. M., and recorded in book 1178 on page 13792, or as file/reel number 50776, Record of Deeds of said county. Witness my hand and seal of County affixed.
Wm. D. Milne
By *Bonnie Markham* Deputy
Recording Officer
Fee \$6.00