

51014

WARRANTY DEED

Vol. 78

Page 14141

KNOW ALL MEN BY THESE PRESENTS, That LESTER O. KRUMVIEDA AND FLORENCE D. KRUMVIEDA, who acquired title as Florence E. Krumvieda, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELWOOD F. SINE AND LORRAINE S. SINE, 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 portion of the SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 163.0 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section, 60 feet; thence South and parallel with the West line of said Section, 148 feet; thence West and parallel to and 30 feet North of South line of said Section, 60 feet, more or less, 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 those that appear on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 45,500.00. 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)

Lester O. Krumvieda
Lester O. Krumvieda

Florence D. Krumvieda
Florence D. Krumvieda

STATE OF OREGON,

County of Klamath } ss.

June 30, 1978

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 _____

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)

Rinda Steele

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Lester O. Krumvieda and Florence D.

165 Hillside

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Elwood F. Sine and Lorraine S.

4821 Climax Ave

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company

407 Main Street

Klamath Falls, Oregon 97401

NAME, ADDRESS, ZIP

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

Elwood F. and Lorraine S. Sine

4821 Climax Ave

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

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

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

Right-of-way, as contained in deed from Joseph Kraus, recorded June 3, 1938 in Volume 116, page 53, Deed Records of Klamath County, Oregon which recites as follows:

"Save and except a right-of-way for existing irrigation ditches now on said premises."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Klamath County Title Co.

on the 30th day of June A. D. 1978 at 11:30 clock A.M., and

fully recorded in Vol. M78, of Deeds on Page 14141

Wm D. MILNE, County Clerk

By Barbara Heloich

Fee \$6.00