

1-1-74

51790

WARRANTY DEED

Vol. 778 Page 15338

KNOW ALL MEN BY THESE PRESENTS, That Cliff L. Peery and Mary H. Peery as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Albert Switzer and Vicki Louise Switzer, as tenants by the entirety, 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:

See attached property description attachment "A"

(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 \$ 82,000.00

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 11 day of July, 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.
July 9, 1978

Personally appeared the above named
Cliff L. Peery and Mary H. Peery

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 10-25-78

STATE OF OREGON, County of ss.
19

Personally appeared

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)

Cliff L. Peery and Mary H. Peery
3218 Rocking Horse Lane
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

William A. and Vicki L. Switzer
5734 Homedale Road 9051 Reeder Rd
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main
City

NAME, ADDRESS, ZIP

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

William A. and Vicki L. Switzer
5734 Homedale Road 9051 Reeder Rd
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Klamath First Federal
540 Main

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.

Recording Officer

By Deputy

ATTACHMENT "A"
PARCEL #4

A piece or parcel of land situate in the south half of the Northwest quarter of the Southwest quarter (NW 1/4 SW 1/4) and a portion of government lots 3, 4 & 5, Section 29, Township 39 South, Range 10 East W.M., Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the West line of Section 29, from which the West quarter corner of Section 29, Township 39 South, Range 10 East W.M., bears 921.81 feet; then N 89° 40' E, 2305.93 feet to an iron pin marking the westerly R.O.W. of the USBR Lost River Diversion Reservoir; thence following said R.O.W. S 27° 30' W 533.73 feet to an iron pin marking the USBR westerly R.O.W. and the South boundary of this description; thence S 89° 40' W 2062.26 feet to a point on the West line of Section 29, Township 39 South, Range 10 East W.M., thence following said line North 0° 18' 50" E, 472.0 feet to the point of beginning, containing 23.7 acres more or less and being subject to all rights of ways and/or easements of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on the 17th day of July A. D. 19 78 at 11:44 o'clock A. M., in

Book 78, of Deeds on Page 15338

Wm D. MILNE, County Clerk

By [Signature]

Fee \$6.00