

1-1-74

51863

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John Dobranski and Dorothy Dobranski husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol A. McCullough, 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:

That portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ lying Easterly of the Chiloquin-Sprague River Highway in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM any portion lying within the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13.

ALSO EXCEPTING THEREFROM the following described land:

Beginning at a point 489.5 feet South of the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, Township 35 South, Range 9 East of the Willamette Meridian; thence East 60 feet parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South parallel with the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the Northerly boundary line of the Chiloquin-Sprague

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(over)

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 as noted above and those apparent on the land, if any,

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 \$ 58,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.020.)

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 7th 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)

Nevada
STATE OF OREGON,
County of Washoe } ss.
June 29, 1978

Personally appeared the above named John and Dorothy Dobranski, husband and wife

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

Before me:

(OFFICIAL SEAL)
CAROLYN BEATTY
Notary Public, State of Nevada
My commission expires: April 15, 1981

John Dobranski
Dorothy Dobranski
Dorothy Dobranski
STATE OF OREGON, County of Washoe } ss.
June 29, 1978

Personally appeared Dorothy Dobranski and John Dobranski 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)

JOHN DOBRANSKI & DOROTHY DOBRANSKI
360 Ralston, Apartment #2
Reno, Nevada 89503
GRANTOR'S NAME AND ADDRESS
Carol A. McCullough
GRANTEE'S NAME AND ADDRESS

After recording return to:

Carol A. McCullough
Star Route 2, Box 582
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

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

Carol McCullough
As above
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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/roll number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

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(continued from front)

River Highway; thence Northwesterly along the said Northerly boundary line of the said Chiloquin-Sprague River Highway to the West line of said SE1/4; thence North to the point of beginning.

AND ALSO EXCEPTING the North 489.5 feet of the SE1/4 and the North 489.5 feet of the S1/2, Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

STATE OF OREGON, COUNTY OF KLAMATH:

Recorded for record at request of Transamerica Title Co.

on 18th day of July, A. D. 1978 at 10 o'clock AM. or

(Date) duly recorded in Vol. M78, of Deeds, on Page 15453

Wm D. MILNE, County Clerk

By *Linetha P. Block*

Fee \$6.00

Linetha P. Block

Notary Public

STATE OF OREGON

County of Klamath

Notary Public

Notary Public

Notary Public

Notary Public

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