

A-25884

54219

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LORENE ERSKINE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK HATFIELD and MADELINE HATFIELD, 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:

N 1/2, S 1/2, NE 1/4, Sec. 18, Twp. 32S, R8 EWM, Klamath County, Oregon

SUBJECT TO:

1. Seller reserves an easement for the purpose of ingress and egress through said property.
2. Contract and/or lien for irrigation and/or drainage, and reservations, easements and rights of way of record and those apparent on the land.

(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 as hereinabove set forth.

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 \$ 30,000.00. However, the actual consideration consists of ~~the sum of \$30,000.00 in cash paid by the grantee to the grantor~~ part of the consideration (indicate which). (The sentence between the symbols ①, 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 29th day of August, 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)

Lorene Erskine
LORENE ERSKINE

STATE OF OREGON,)
County of Klamath) ss.
August 29, 1978.

Personally appeared the above named

Lorene Erskine

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-20-81

STATE OF OREGON, County of) ss.
August 29, 1978.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack Hatfield
1827 Bonnie Way
Sacramento, CA 95825

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of August, 1978, at 10:42 o'clock A.M., and recorded in book 1178 on page 19168 or as file/reel number 54219

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. H. Milne

By *Bernice A. Helich* Recording Officer Deputy

Fe \$3.00