

55643

WARRANT DEED

Vol. 78 Page 21401



KNOW ALL MEN BY THESE PRESENTS, That WALTER E. WAGNER and ELEANOR A. WAGNER, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. COLBY and MAXINE R. COLBY, 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 improvements, hereditaments and appurtenances thereunto belonging or appearing, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

undivided one half interest of the real property described in exhibit "A" attached and incorporated hereto

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenant 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 for this transfer, stated in terms of dollars, is \$1,700.00. However, the actual consideration is the value given or promised which is \$1,700.00. The actual consideration is the value given or promised which is \$1,700.00.

In constructing this deed and when 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 26 day of September, 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.

Walter E. Wagner
Walter E. Wagner

Eleanor A. Wagner
Eleanor A. Wagner

STATE OF OREGON, County of _____) ss.
_____ 19____

STATE OF OREGON,
County of Klamath
September 26, 1978

Personally appeared the above named
Walter E. Wagner
and Eleanor A. Wagner
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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:

Witness me:
Margaret Johnson
Notary Public for Oregon
My commission expires: 7/6/82

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Walter E. and Eleanor A. Wagner
Bonanza, Oregon 97623
Grantor's Name and Address
David L. and Maxine R. Colby
Rt 2 Box 801 K
Klamath Falls, Oregon 97601
Grantee's Name and Address
After recording this in the
Thomas R. Beeley
930 Klamath Avenue
Klamath Falls, Oregon 97601
Name, Address of
United States is approved all her instruments and she is to the following address:
David L. and Maxine R. Colby
Rt 2 Box 801 K
Klamath Falls, Oregon 97601
Name, Address of

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of _____
I certify that the within instru-
ment 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

EXHIBIT "A"

21462

A tract of land situated in the NE $\frac{1}{4}$ of section 20, T39S, R11 $\frac{1}{2}$ EW, Klamath County, Oregon, and being a portion of Lot 2, Parcel 1, as shown on recorded survey No. 1447, as recorded in the office of the Klamath County Surveyor, more particularly described as follows:

Beginning at the northeast corner of said lot 2, Parcel 1, as marked by a 1/2-inch iron pin, from which the northeast corner of said section 20 bears East 213.10 feet and N00°41'55"W 1840.14 feet; thence West, along the north line of said lot 2, parcel 1, 198.00 feet; thence South 220.00 feet to a 1/2-inch iron pin; thence East 207.85 feet to a 1/2-inch iron pin on the east line of said lot 2, parcel 1; thence N02°33'50"W 220.72 feet to the point of beginning, containing 1.02 acres, with bearings based on said recorded survey No. 1447. Together with an easement for ingress and egress over and across said lot 2, parcel 1 to the County Road.

X

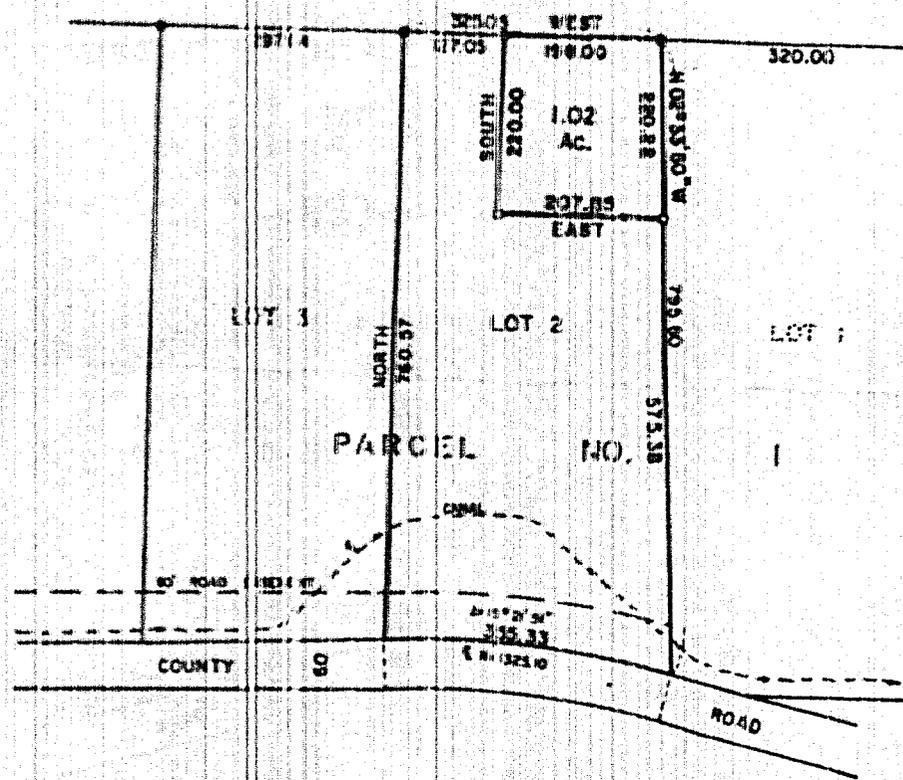
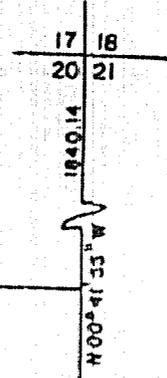
MAP OF SURVEY 21403

SE 1/4 NE 1/4 OF SECTION 20, T39S, R11 1/2 EWM
KLAMATH COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Chris P. Ritter

OREGON
JULY 11, 1914
ENACTED
BY



BASED UPON MEASUREMENTS AND REFERENCE
FROM ADJACENT SURVEY NO. 1447.

LEGEND

- SITE 72° 12' 24" FROM PIN
- POINT 1/2" FROM PIN

WESTVOLD & ASSOCIATES			
ENGINEERING & SURVEYING			
KLAMATH FALLS, OREGON			
SURVEYED FOR	DAVID L. COLBY		
SURVEYED BY	D.A.E.	7-78	
MAPPED BY	K.H.K.	7-78	
CHECKED BY	E.R.R.	7-78	

SCALE 1" = 200'

STATE OF OREGON; COUNTY OF KLAMATH; SS
I hereby certify that the within instrument was received and filed for record on the 27th day of September, A.D., 1978 at 9:05 o'clock A.M., and duly recorded in Vol. M78 of Deeds on Page 21401

FEE \$9.00

W.M. MILNE, County Clerk
Beverly Helboich Deputy