

1-1-74

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WARRANTY DEED

Vol. ^m78

Page

25034

KNOW ALL MEN BY THESE PRESENTS, That FRED M. PATTON and JOLYNN L. PATTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD J. FERGUSON and LUCILLE F. FERGUSON, 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:

As set forth in Exhibit "A" attached hereto (page 2)

(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 reservations, restrictions, easements and rights of way of record and those apparent upon 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 \$16,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 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.

Fred M. Patton
Jolynn L. Patton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath WASCO) ss.
August 30, 1978

Personally appeared the above named
FRED M. PATTON and
JOLYNN L. PATTON, husband and
wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 1-16-82

STATE OF OREGON, County of) ss.
19

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

FRED M. PATTON and
JOLYNN L. PATTON

GRANTOR'S NAME AND ADDRESS

LEONARD J. FERGUSON and
LUCILLE F. FERGUSON, husband
and wife, Rt. 3, Box 222A, Klamath
Falls, Ore

After recording return to:

Grantees named above

NAME, ADDRESS, ZIP

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

Grantees named 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/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By

Deputy

25035

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A tract of land situate in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 39 S., R. 8 EWM, and being more particularly described as follows: Beginning at the North quarter corner of Section 13, T., 39 S., R. 8 EWM, according to the plat on file #231 in the Klamath County Surveyor's office; thence East along the Section line 1051.69 feet to the Westerly right of way State Highway #66; thence S. 27°37' West along said right of way, 838.45 feet; thence N 62°25' W 80.1 feet to the true point of beginning of this description; thence N 62°25' W 119.45 feet; thence S 24°12' W 194.9 feet; thence S 52°07½' E 109.68 feet; thence N 27°37' E 214.2 feet to the true point of beginning of this description; said parcel containing 0.55 acres, more or less. ALSO an easement 15.0 feet in width running from the above-described parcel to State Highway #66 to be a part of the above-described property and to run concurrently with the land forever.

Exhibit "A"
Page -2-

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record of ~~XXXXXXXXXX~~
on 7th day of November A.D. 1978 at 9:54 clock A M., and
duly recorded in Vol. M78, of Deeds on Page 25034
W.D. MILNE, County Clerk
Bernice Adelsid
Fee \$6.00