

1-1-74

K-31196 58677

WARRANTY DEED

Vol. M78 Page 26197

KNOW ALL MEN BY THESE PRESENTS, That Daniel E. Lown and Linda L. Lown

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond E. Wood and Carolyn A. Wood, 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:

A parcel of land lying in Section 29 and 31, Township 39 South, Range 8 EWM, being a portion of that real property described on page 659 Vol 259, said parcel more particularly described as follows: Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 29, thence South 89°19.9' East 1326.07 feet along a well established fence line to a fence corner, which fence corner is the true place of beginning of this description; thence South 0°53' West, 471.75 feet along a well established fence line to a fence corner; thence North 0°07' West, 18.53 feet to a fence corner; thence South 49°07' East 23.82 feet to a fence corner; thence South 0°53' West 1422.99 feet along a well established fence line to a steel stake; thence South 72°14.4' West, 157.54 feet to a steel stake; thence South 0°53' West 200 feet, more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72°56.4' East, 444.5 feet along said Highway right of way line to a fence corner; thence North 0°59.7' East, 2928.52 feet along a well established fence line and line extended to a steel stake; thence North 89°19.9' West 279.32 feet to the point of beginning.

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 Trust Deed in favor of Klamath First Federal Savings and Loan recorded in Vol. m76 page 3644, on March 15, 1976, securing \$26,500, said Trust Deed Grantees herein agree to assume and pay; Reservations, restrictions, rights of way of record and those apparent upon the land 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 \$80,000.00. 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 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 20 day of November, 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. November 20, 1978.

Personally appeared the above named Daniel E. and Linda L. Lown and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 8-5-79

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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. and Mrs. Ray Wood Rt 3 Box 393 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Klamath First Federal S/Loan

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of November, 1978, at 2:27 o'clock P. M., and recorded in book M78 on page 26197 or as file/reel number 58677

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer By: _____ Deputy

Fee \$3.00