

MOUNTAIN TITLE COMPANY

58821

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wayne Hastings and Etta Hastings, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Terry A. Morse and Joy M. Morse, Husband and Wife

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:

Commencing at a point on a line between Sections 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which Section line marks the center line of a County Road running West from the Town of Merrill, Oregon, and which point of beginning is 272 feet West from the one-quarter corner common to said Sections 2 and 11; extending thence West along said Section line 78 feet; thence South to high water line of Lost River; thence Easterly along said Lost River to a point due South of the point of beginning; thence North to the point of Beginning.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
The premises herein described are within and subject to the statutory powers including the power of assessment, of Klamath Project and Klamath Irrigation District.
Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Lost River.

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 stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 41,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22 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 22, 1978

Personally appeared the above named
Wayne Hastings and Etta Hastings

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

Notary Public for Oregon
My commission expires: July 13, 1981

Wayne and Etta Hastings

STATE OF OREGON, County of Klamath } ss.
November 22, 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 _____

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)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of November, 1978, at 3:31 o'clock P.M., and recorded in book M78 on page 26458 or as file/reel number 58821
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

Fee \$3.00

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GRANTOR'S NAME AND ADDRESS
Terry A. and Joy M Morse

GRANTEE'S NAME AND ADDRESS
Terry A. Morse
General Delivery
Merrill, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
State Department of Veterans Affairs
1225 Ferry Street S.E.
Salem, Oregon

NAME, ADDRESS, ZIP