

59931

SPECIAL WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M78 Page 28312

KNOW ALL MEN BY THESE PRESENTS, That Archie W. Gage and Margaret L. Gage and M.J. Payne

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto H.W. Payne

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW1/4NW1/4 of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, being more particularly described as follows.

Beginning at the Southeast corner of Lot 5 in Block 10 of Yonna Woods-Unit 2, a duly recorded subdivision in said Klamath County; thence North 89° 44' 02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said SW1/4NW1/4; thence South 00°12' 42" East along the West line of said SW1/4NW1/4, 30.00 feet; thence South 89°44' 02" East, 78.20 feet; thence North 30°04'19" West, 34.76 feet to the point of beginning.

TOGETHER WITH  
An easement for the purpose of egress and ingress over the following described parcel: Beginning at the Southeast corner of said Lot 5 of Block 10; thence South 89°44'02" East along the North line of said SW1/4NW1/4, 34.76 feet; thence south 00°15'58" West, 30.00 feet; thence North 89°44'02" West, 17.20 feet to the Southeast corner of the above described parcel; thence North 30°04'19" West along the East line of the above described parcel, 34.76 feet to the point of beginning.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ - 0 -  
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 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 14 day of December, 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 Llan } ss.  
December 14, 1978

Personally appeared the above named  
Archie W. Gage & Margaret L. Gage

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

NOTARY PUBLIC

Barbara A. DeWitt

Notary Public for Oregon

My commission expires 4-5-80

STATE OF OREGON, County of

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

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)

ARCHIE W. AND MARGARET L. GAGE

200 7th Avenue

Sweet Home, Oregon

H.W. AND M.J. PAYNE

1940 Portland St.

Klamath Falls, Oregon

After recording return to:

NAME, ADDRESS, ZIP

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

H.W. AND M.J. PAYNE

P.O. Box 1764

Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of DECEMBER, 1978, at 2:17 o'clock PM., and recorded in book M78 on page 28312 or as file/reel number 59931, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Jacqueline J. McElroy Recording Officer

FEE \$ 3.00