

60626

WARRANTY DEED

Vol. 1779

Page

460

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

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. CROWDER and CONSTANCE S. CROWDER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN M. SEYMOUR and/or GAIL SUE SEYMOUR, 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:

A parcel of land situated in the SW 1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the northwest corner SE 1/4 SW 1/4 of said Section 25; thence S 00° 07' 03" W along the east line of said SE 1/4 SW 1/4 Section 25, 78.77 feet; thence S 62° 49' 00" W, 872.1 feet; thence north, 478 feet to a point on the north line of said SE 1/4 SW 1/4 Section 25; thence N 89° 42' 49" E along said north line, 775.93 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 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 save and except rights of the public in and to any portion of the premises described herein lying within the limits of any road, highways, ditches, canals, or utility easements; (exceptions continued on reverse side) 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 \$10,000.00

~~However, the above consideration does not include the property interest in the premises described in this deed which is the whole or part of the consideration for the transfer of the premises described in this deed.~~ 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 day of October, 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 _____, ss. _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

John W. Crowder and Constance S. Crowder
2138 Torr Avenue
Eugene, Oregon 97401

GRANTOR'S NAME AND ADDRESS

Steven M. Seymour and Gail Sue Seymour
P.O. Box 302
Gilchrist, Oregon, 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:
Steven M. Seymour and Gail Sue Seymour
P.O. Box 302
Gilchrist, Oregon 97737

NAME, ADDRESS, ZIP

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

Steven M. Seymour and Gail Sue Seymour
P.O. Box 302
Gilchrist, Oregon 97737

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss. _____, 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.

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____, ss. _____

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 _____ of the Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

(exceptions continued)

and:

easement, as disclosed by deed from Patrick L. Daly and Joanne M. Daly to Michael W. Stahl and Patricia Lee Stahl, dated May 2, 1977, and recorded July 8, 1977, in Microfilm records M-77 on page 12062, records of Klamath County, Oregon;

and:

other reservations, restrictions, easements, and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

the 5th day of January A. D. 1979 at 2:41 o'clock P.M., and

duly recorded in Vol. M-79, of Deeds on Page 460

Wm D. MILNE, County Clerk

Fee \$6.00

By Jacqueline J. Mettler