

K-31630

1-1-74

63794

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That M. J. Spillane and Jessie D. Spillane, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Geary Bros.

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 Tract of land situated in that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ from which the NE $\frac{1}{4}$ corner of said Section 1 bears S 89°31'34"E 40.00 feet; thence S00°08'01"E, parallel to the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 432.41 feet to a 5/8" iron pin on the Northeasterly right of way line of said State Highway 140; thence N 56°11'22"W, along said right of way line, 146.70 feet to a 5/8" iron pin in an existing fence; thence N 11°57'35"E, generally along said existing fence, 358.95 feet to a 5/8" iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S89°31'34"E 46.50 feet to the point of beginning, containing 0.79 acres, with bearings based on Survey No. 2868, as recorded (For continuation of this deed, see reverse side of this document.)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 20,000.00

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 9th day of March, 1979; 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)

M. J. Spillane

Jessie D. Spillane

STATE OF OREGON,

County of Klamath } ss.
March 9, 1979.

Personally appeared the above named M. J. Spillane and Jessie D. Spillane, husband and wife,

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

Before me: *[Signature]*

Notary Public for Oregon

My commission expires: 7-19-82

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 _____

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)

Spillane

GRANTOR'S NAME AND ADDRESS

Geary Bros.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Geary Bros.
Harriman Route, Box 8
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 _____ 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

By

Recording Officer
Deputy

in the office of the Klamath County Surveyor.

Subject, however, to the following:

1. Right of way for poles and wires, including the terms and provisions thereof, given by R. V. Ess and DeLinda Ess, husband and wife, to Pacific Telephone and Telegraph Company, dated May 28, 1926, recorded August 31, 1931, in Deed Volume 96, page 70, Deed Records of Klamath County, Oregon.
2. Agreement, including the terms and provisions thereof, by and between Donald E. McGhehey and Grace G. McGhehey, husband and wife, and Pacific Power and Light Company, a corporation, dated December 6, 1967, recorded December 18, 1967, in Volume M67, page 9824, Microfilm Records of Klamath County, Oregon.
3. Reservations and restrictions, including limited access restrictions, contained in Deed from Donald E. McGhehey and Grace G. McGhehey, husband and wife, to the State of Oregon, by and through its State Highway Commission, dated December 11, 1968, recorded December 11, 1968, in Volume M68, page 302, Microfilm Records of Klamath County, Oregon.

COUNTY OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 9th day of March A. D. 1979 at 3:46 clock P. M., an

uly recorded in Vol. M79, of Deeds on Page 5494

Wm D. MILNE, County Cl

By Bernetha A. Shetch

Fee \$6.00

