

1-1-74

64417

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES EUGENE WEBB

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES EUGENE WEBB 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:

The W $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$  excepting the Southerly 440 feet thereof, in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

RESERVING THEREFROM an easement over the Easterly 30 feet of the above described parcel.

TOGETHER WITH a 1/3 undivided interest in the Northerly 30 feet of the E $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$  and the Northerly 30 feet of the SE $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$  that lies Westerly of the Keno-Worden Road and the Easterly 30 feet of the W $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$ , all in said Section 21.

(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 except rights of way and easements of record.

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 \$ N/A. 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 22nd 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)

Charles Eugene Webb  
CHARLES EUGENE WEBB

STATE OF OREGON,  
County of KLAMATH } ss.  
March 22, 1979.

STATE OF OREGON, County of ) ss.  
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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.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named Charles Eugene Webb and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon  
My commission expires: 5/1/82

Charles Eugene Webb c/o Ed L. Howell  
325 Main St.  
Klamath Falls, Or 97601  
GRANTOR'S NAME AND ADDRESS

Charles Eugene Webb

GRANTOR'S NAME AND ADDRESS

After recording return to:

Charles Eugene Webb

NAME, ADDRESS, ZIP

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

Charles Eugene Webb

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of March, 1979, at 11:44 o'clock P.M., and recorded in book M79 on page 6467 or as file/reel number 64417. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ed L. Milne  
Recording Officer  
By Bernice H. Welch Deputy

Fee \$3.00