

1-1-74

64766

WARRANTY DEED

Vol. M79 Page 6987

6987

KNOW ALL MEN BY THESE PRESENTS, That John Fabianek and Lorena Fabianek husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rocky Warner and Kelli D. Warner, husband and wife, hereinafter called 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: Parcel 2: A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 14 Township 39 S.R. 9 E.W.M., more particularly described as follows: Beginning at a point on the Westerly boundary of the right of way line of Homedale Road, which point is on the Southerly boundary of the U.S.R.S. Drain ditch running East and West across the Northernly part of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14; running thence South along the Westerly boundary of said Homedale Road 872.4 feet to the point of beginning; thence West 81 feet to a point; thence South parallel to the Westerly right of way line of Homedale Road a distance of 110 feet; thence East parallel to the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 81 feet to the Westerly right of way line of Homedale Road; thence North along said Westerly right of way line a distance of 110 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

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 \$9,000.00

① 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). ② (The sentence between the symbols ①, 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 30th 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)

John Fabianek Jr.
Lorena Fabianek

STATE OF OREGON, } ss.
County of Klamath
March 30, 1979

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 _____

_____, 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 be-
half 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:

(OFFICIAL
SEAL)

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7-30-82

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rocky Warner
3152 Lodi
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
30th day of March, 1979,
at 10:00 o'clock A.M., and recorded
in book M79 on page 6987 or as
file/reel number 64766
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Brenda H. Hirsch Recording Officer
Deputy

Fee \$3.00

Col
300