

1-1-74

65768

WARRANTY DEED

Vol. 79 Page 8709KNOW ALL MEN BY THESE PRESENTS, That
BILL C. BAILEY and VIVA E. BAILEY, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LARRY L. HORSTMAN and CHARLEEN K. HORSTMAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(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 \$ 2,500.00

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 18th day of April, 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)

STATE OF OREGON, }
County of Klamath } ss.
April 18, 1979

Personally appeared the above named

Bill C. Bailey andViva E. Bailey

ment to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/2/82

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 _____

_____, 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)

Notary Public for Oregon

My commission expires:

Bill C. & Viva E. Bailey
Rt. 5, Box 45-A
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Larry L. & Charleen K. Horstman
3928 Redondo Way
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry L. & Charleen K. Horstman
3928 Redondo Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Larry L. & Charleen K. Horstman
3928 Redondo Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment 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

8710

EXHIBIT "A"

A Tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, T39S, R9E, W4E, Klamath County, Oregon, also being a portion of Block 16 and Maple Way of Ivanna Park, a duly recorded subdivision, more particularly described as follows:

Beginning at a point from which the Center $\frac{1}{4}$ (one-fourth) corner of said Section 9 bears N25°27'19"E 390.45 feet; Thence N62°41'45"W 293 feet, more or less, to the southerly right-of-way line of State Highway No. 420; Thence Northerly and Easterly along said right-of-way line to a point that bears N03°13'26"W from the point of beginning; Thence S03°13'26"E 313 feet, more or less, to the point of beginning, containing 1.2 acres, more or less, with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

Subject to an easement 25 feet in width on that portion adjacent to the right-of-way line of said State Highway No. 420, said easement to be for ingress and egress to adjacent property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 10th day of April 1961 A. D. 1961 at 10:26 o'clock A. M., and

truly recorded in Vol. M79, of Deeds on Page 8709

W. D. MILNE, County Clerk

Demetria Heltsch

Fee \$ 6.00