

TC 66410

7A505

Vol. ^m 79 Page 9768

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Diane Ketcham, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paula Barnwell, 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:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the North one-fourth corner of said Section 19; thence South 00° 14' 04" West 1326.94 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North 89° 47' 39" East 1327.44 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North 50° 13' 50" East 289.93 feet to the Southwesterly right of way line of the county Road; thence following said line;= Northwesterly along the arc of a curve to the right (central angle = 30° 54' 45" and radius = 670 feet) 361.29 feet; thence North 10° 17' 20" West 623.30 feet; thence Northerly along the arc of a curve to the right (central angle = 09° 10' 22" and radius = South 1310 feet) 206.30 feet to the North line of said Section 19; thence South 89° 49' 58" West along the North line of said Section 19, 1261.18 feet to the point of beginning.

Diane Ketcham
3601 La Mirada Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Paula Barnwell
Rt. 1 - Box 249 E
Bonanza, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:

Paula Barnwell
Rt. 1 Box 249 E
Bonanza, OR
NAME, ADDRESS, ZIP

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

Paula Barnwell
Rt. 1 Box 249 E
Bonanza, OR
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/regl number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy.

97623

9769

To Have and to Hold the same unto the said grantees 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 Mortgage to Pacific West Mortgage Company, recorded July 10, 1974, KLAMATH County Records Book M-74, Page 8412, the original amount of which was \$4,200.00 and mortgage to Pacific West Mortgage Company, recorded July 10, 1974, KLAMATH County Records Book M-74, Page 8414, the original amount of which was \$5,000.00, together with assignments thereafter of said mortgages and reservations and easements of record, and that grantor will

warrant and forever defend the above granted 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 \$ 9,200.00
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 ^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 30 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)

Diane Ketcham
Diane Ketcham

STATE OF OREGON,

County of KLAMATH } ss.
April 30, 19 79.

Personally appeared the above named
Diane Ketcham

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 5/1/82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of April A.D., 19 79 at 10:39 o'clock A.M., and duly recorded in Vol. M79 of Deeds on Page 9768.

FEE \$6.00

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and
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.

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

WM. D. MILNE, County Clerk

By *Benecher Helich* Deputy