

1-1-74

66469

WARRANTY DEED

Vol. ^M79 Page 9871-1

KNOW ALL MEN BY THESE PRESENTS, That... HOWARD E. BABCOCK and LUELLA F. BABCOCK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD LARRY BABCOCK and ROSENA M. BABCOCK, 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 parcel of land lying in the SW 1/4 SE 1/4 of Section 20, Township 40 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 107, Page 353 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northeasterly of a line parallel with and 50 feet Northeasterly of the center line of the Klamath Falls-Malin Highway (formerly the The Dalles-California Highway) which center line is referred to in said State of Oregon deed, containing 0.95 acre, more or less.

Excepting such rights and interests reserved by and for the Department of Transportation, Highway Division, its successors and assigns as set forth in prior deed to the grantors stated therein.

(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 as stated above,

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 \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 26th 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)

Howard E. Babcock
Luella F. Babcock

STATE OF OREGON,)
County of Klamath) ss.
April 26, 1979

STATE OF OREGON, County of) ss.
1979

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

Personally appeared the above named Howard E. Babcock and Luella F. Babcock

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

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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 4/29/82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Howard E. and Luella F. Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Howard Larry and Rosena M. Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

PARKS & RATLIFE, Attorneys at Law
228 North Seventh Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Howard Larry Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of May, 1979, at 4:39 o'clock P.M., and recorded in book N79 on page 9871 or as file/reel number 66469

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne, Recording Officer
By Bernice Shick, Deputy

Fee \$3.00

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