7A38-18841-m

WARRANTY DEED

Vol. m 79 Page 1294.5



KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. DEMARS and CHARLENE J. DEMARS, 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:

A tract of land situated in the NE% of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Hill (Bradbury) County Road, said point being South 89°54'41" East 10.70 feet, South 00019'32" West 1537.06 feet and West 30.00 feet from the Northeast corner of the NW\(\frac{1}{2}\) of said Section 28; thence West 402.06 feet; thence South 220.00 feet; thence East 418.65 feet to the Westerly right of way line of said County Road; thence along said right of way line: Northerly along the arc of a curve to the right (central angle - 13°58'21" and radius - 602.96 feet) 147.04 feet, and North 00°19'32" East 74.31 feet to the point of beginning. (Con't on reverse)

(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

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 encumbrant

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00 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 | 5 | day of June

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Richard P. Demars order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath

Personally appeared the above named
RICHARD PA DEMARS and CHARLENE J. DEMARS, husband

and wife and peknowledged the loregoing instru-ment to be their voluntary act and deed. ment to be

(OFFICIAL Trackers) Notary Public for Oregon Charlene J. De Now

STATE OF OREGON, County of, 19...

Personally appeared . 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

and that the seal affixed to the foregoing instrument is the corporation 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:

SPACE REBERVED

RECORDER'S USE

Mr. and Mrs. Richard P. Demars

GRANTOR'S NAME AND ADDRESS

My commission expires: 3-22-8

Mr. and Mrs. Rodney J. Owens P. O. Box 251 Merrill, OR 97633

GRANTEE B NAME AND ADDRESS

Mr. and Mrs. Rodney J. Owens P. O. Box 251 Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address Mr. and Mrs. Rodney J. Owens P. O. Box 251 Merrill, OR 97633

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON.

I certify that the within instruwas received for record on the

day of octock M., and recorded file/reel number in book on page or as

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

Deputy

(OFFICIAL

LEGAL DESCRIPTION (Con't.)

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

Filed for record at request of Transamerica Title Co.

This 4th day of June A. D. 199 at 14 o'clock! M., ar fully recorded in Vol. 179, of Deeds on Page 12045

Wm D. MILINE,, County Clerk

Fee \$6.00