

1-1-74

38967

WARRANTY DEED

Vol. 77 Page 22120

KNOW ALL MEN BY THESE PRESENTS, That John R. Evatt hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bryce Evatt and Margaret Evatt, 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:

W 1/2 NE 1/4 Sec 20 T 39 R 12 E W M U.M.E.
Grantees agree that 20 Acres of this parcel cannot be sold or traded but will be given to the legal descendants of the grantees. Grantees also agree that should the marriage be dissolved by divorce, the property will be given to Paymond Bryce Evatt. Grantees May also have unlimited use of water from the well located on SW 1/4 NW 1/4 Sec 21 T 39 R 12 E W M. Grantees may have ingress + egress over easement apparent upon the SW 1/4 NW 1/4 Sec 21 T 39 R 12 E W M in order to drive to the well. Easement for use of Grantees and their assigns, only. U.M.E.

(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 \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which 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 16 day of August, 1977; 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,) ss.
County of Klamath
August 16, 1977

Personally appeared the above named John R. Evatt and Verna M. Evatt, husband and wife

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/19/78

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 _____

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)
Notary Public for Oregon
My commission expires: _____

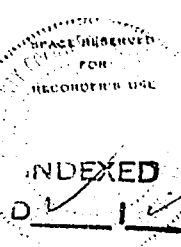
Evatt
GRANTOR'S NAME AND ADDRESS
Evatt
GRANTEE'S NAME AND ADDRESS
After recording return to:
Bryce and Margaret Evatt
3137 Madison-St. 1900 Burns Sp. 15
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of November, 1977, at 3:25 o'clock P.M., and recorded in book M77 on page 22120 or as file/reel number 38967.

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

Wm. D. Milne Recording Officer
By Bernetha Litch Deputy
Fee \$3.00



RECEIVED
JUN 10 1979

13322

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 7th day of June A. D. 1979 at 10:17 o'clock A. M., on

file recorded in Vol. 179, of _____ Needs _____ on Page 13321

Wm D. MILNE, County Clerk

By Bernetha A. Letoch

Fee \$6.00