

69167

WARRANTY DEED

Vol. M79 Page 14307

KNOW ALL MEN BY THESE PRESENTS, That George H. Bailey, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William D. and Betty J. Smedley, 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 parcel of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

beginning at the West quarter corner of said Section 16; thence South along the West line of said Section 16 a distance of 312.0 feet to the Northwest corner of parcel described in Deed Volume M-69 at page 6733, Microfilm Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; thence North along the West line of parcel described in Deed Volume M-66 at page 9785, a distance of 312.0 feet to the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 16; thence West along said North line a distance of 312.0 feet to the point of beginning. SAVING AND EXCEPTING the North 30 feet reserved for roadway.

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 all recorded items

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 \$35,500.00.

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 15th day of June, 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)

George H. Bailey

STATE OF OREGON

County of Deschutes } ss.
June 15, 1979

Personally appeared the above named

George H. Bailey

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 24, 79

STATE OF OREGON, County of) ss.

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 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:

George H. Bailey

Star Rt. #1, Box 1021

RaPine, OR 97739

GRANTOR'S NAME AND ADDRESS

William D. and Betty J. Smedley

155 Escobar

Los Gatos, CA

GRANTEE'S NAME AND ADDRESS

After recording return to:

PINE FOREST ESCROW

P.O. Box 685

LA PINIE OR 97139

NAME, ADDRESS, ZIP

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

WILLIAM & BETTY SMEDLEY

155 ESCOBAR AVE

LOS GATOS CA 95030

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument

was received for record on the

18th day of June, 1979,

at 3:30 o'clock P.M., and recorded

in book M79 on page 14307 or as

file/reel number 69167

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Na. D. Milne

By Kenneth A. Smith Recording Officer

Deputy

Fee \$3.00

SPACE RESERVED

FOR

RECORDER'S USE