

69566

WARRANTY DEED

Vol. 179 Page 14978

KNOW ALL MEN BY THESE PRESENTS, That Stephen G. Thomas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John A. Atchley and Cleo Marie Atchley, 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:

See legal description as it appears on the reverse of this deed

79 JUN 25 PM 3 00

(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 on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 13,000.00. 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 @, 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 June 21st, 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)

Stephen G. Thomas by William B. Thomas his attorney in fact.

Cleo Marie Atchley

MISSOURI STATE OF OREGON, County of STONE June 21st, 1979

STATE OF OREGON, County of ss. Personally appeared

Personally appeared the above named William B. Thomas attorney in fact for Stephen G. Thomas

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.

Notary Public for Oregon B. Huffmaster My commission expires July 26, 1982

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Stephen G. Thomas c/o William B. Thomas Star Rt. 1, Box 227 Blue Eye, MO 65611

GRANTOR'S NAME AND ADDRESS Mr. and Mrs. John A. Atchley P.O. Box 43 Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS After recording return to: Mr. and Mrs. John A. Atchley P.O. Box 43 Sprague River, OR 97639

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Mr. and Mrs. John A. Atchley P.O. Box 43 Sprague River, OR 97639

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 1979, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

That part of Lot 13, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, lying West of a line running North and South from a point described as being South 1980 feet and East 1113 feet from the Northwest corner of Section 14, EXCEPT from the above-described parcel that part contained within the tract conveyed to Klamath County by deed recorded in Volume 85, page 614, Deed Records, of Klamath County, Oregon, described as follows:

A strip of land 60 feet in width, being 30 feet on each side of the centerline of the Sprague River Highway described as beginning 675 feet North and 620 feet East of the Southwest corner of Lot 13, aforesaid Section, Township and Range, running thence South $89^{\circ}48'$ East 710 feet to the East line of said Lot 13,

ALSO EXCEPT: Beginning at a point which lies South along the section line a distance of 1980 feet and East 463 feet from iron pin which marks the Northwest corner of Section 14, thence South 100 feet, thence East 110 feet, thence North 100 feet, thence West 110 feet, more or less, to the point of beginning,

ALSO EXCEPT: A parcel of land 60 feet in width for road purposes in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of the following described centerline:

Commencing at the West quarter corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, thence North 700.07 feet, thence East 1025.59 feet to a point in Sprague River Highway for the true point of beginning, being Engineer's Centerline Station 0+00, thence South $0^{\circ}19'40''$ East 66.95 feet to Engineer's Centerline Stations 0+66.95, thence 450 feet along the arc of a $20^{\circ}00'$ curve right (the long chord of which bears South $44^{\circ}40'20''$ West 405.14 feet) to Engineer's Centerline Station 5+16.95, thence South $89^{\circ}40'20''$ West 253.52 feet to Engineer's Centerline Station 7+70.47, thence 586.33 feet along the arc of a $10^{\circ}00'$ curve left to the West boundary of said Section 14.

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Reservations as contained in instrument recorded in Volume 56, page 210, Records of Klamath County, Oregon, as follows:

"there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.

this 25th day of June A. D. 1979 at 3:00 o'clock P. M., and

duly recorded in Vol. 179, of Deeds on Page 14978

Wm D. MILNE, County Clerk

By Bernice A. Hetsche
Fee \$6.00