

1-1-74

WARRANTY DEED

Vol. 179 Page 15177



KNOW ALL MEN BY THESE PRESENTS, That KENT REX and GLORIA REX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THURSTON K. HENZEL and DONA L. HENZEL, 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 SW¹/₄ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a ½ inch iron pin marking the Southwest corner of Lot 47 of Elmwood Park, a duly recorded Subdivision in said Klamath County; thence South 89°33'00" East along the South boundary of said Elmwood Park, 34.73 feet to an old fence, thence South 03°21'42" East along said old fence and the extension thereof, 193.65 feet to a point on a curve on the Northerly right of way line of the U.S.R.S. Klamath Project A-3 lateral; thence along the arc of a 175.99 foot radius curve to the right (delta = 36°33'06"; long chord = South 83°31'47" West, 110.38 feet) 112.27 feet to a ½ inch iron pin at the end of curve; thence North 78°11'40" West continuing along said lateral right of way line, 82.94 feet to a ½ inch iron pin at the intersection of said lateral right of way line with the easterly right of way line of South Etna Street, a county road; thence along said easterly right of way line and the arc of a 170.73 foot radius curve to the left (delta = 53°41'18"; long chord = North 83°50'39" West, 154.19 feet) 159.78 feet to the end of said curve; thence North 57°00'00" West, 14.76 feet to a ½ inch iron pin;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued)

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 easements restrictions, reservations, rights of way of record, those apparent on the land and that which is common to real estate in the area

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 \$ 80,000.00

① 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) ① (The sentence between the symbols ①, 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 25 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)

STATE OF OREGON,)
County of Klamath) ss.
June 25, 1979

Personally appeared the above named
KENT REX AND GLORIA REX

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8.5.79

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

, 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 be-
half 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:

KENT REX AND CLORIA REX

GRANTOR'S NAME AND ADDRESS

THURSTON K. AND DONA L. HENZEL

GRANTEE'S NAME AND ADDRESS

After recording return to:

THURSTON K. AND DONA L. HENZEL

5121 So Etna
K Falls

NAME, ADDRESS, ZIP

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

THURSTON K. AND DONA L. HENZEL

5121 So Etna
K Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19
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

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Continued from description on front of this document.

thence leaving said easterly right of way line North $78^{\circ}30'37''$ East, 239.41 feet to the point of beginning, containing 0.92 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 27th day of June A. D. 1979 at 3:23 o'clock^P M., and

duly recorded in Vol. 479, of Deeds on Page 5177

Wm D. MILNE, County Clerk

By Berntha H. Hetch

Fee \$6.00