

1-1-74

70129

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William A. Greene and Jean L. Greene, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul Moran and Donna Moran, husband and wife, and James E. McClory, 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 Exhibit "A" attached.

(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 \$ 4500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 2nd 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, WASHINGTON )  
County of Y, Spokane ) ss.  
June, July 2, 1979

Personally appeared the above named  
William A. Greene and Jean L. Greene

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon Washington  
My commission expires: 8-28-79

STATE OF OREGON, County of ) ss.  
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Personally appeared William A. Greene and Jean L. Greene 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCT CO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument 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.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{2}$  (E 1/16 corner) of said section 11; thence N. 00° 26' 00" W. (N. 00° 16' W. by Deed Volume M74-9088, as recorded in the Klamath County Deed records) 1786.3 feet; thence S. 89° 40' 10" E. (S. 89° 31' E by said Deed Volume M74 page 9088) 150.00 feet to the true point of beginning of this description; thence continuing S. 89° 40' 10" E. 85.00 feet; thence S. 00° 19' 50" W. 129.99 feet to the South line of said N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$ ; thence N. 89° 40' 10" W. along said line, 83.27 feet; thence N. 00° 26' 00" W. (N. 00° 16' W. by said deed Volume M74-9088) 130.00 feet to the true point of beginning.

NOTE: There is an easement appurtenant to the property being insured on which no examination has been made. Said easement will not be insured, but should be included in the forth coming conveyance. Easement is described as follows:

TOGETHER WITH a 60-foot easement, for ingress and egress, described as follows: Beginning at the True Point of beginning of the above described parcel; thence S. 89° 40' 10" E. 85.00 feet; thence N. 00° 19' 50" E. 60.00 feet; thence N. 89° 40' 10" W. 205.80 feet to the Easterly right of way line of Homedale Road; thence S. 00° 26' 00" E. along said right of way line 60.00 feet; thence S. 89° 40' 10" E. 120.00 feet to the point of beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

is 5th day of July A. D. 1979 at 11:45 clock A M., and

is recorded in Vol. 179, of Deeds on Page 15902

Wm D. MILNE, County Clerk

By Bernice A. Hetch

Fee \$6.00