

70459

WARRANTY DEED

Vol. 79 Page 16414

KNOW ALL MEN BY THESE PRESENTS, That Ronald Wayne Stevenson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Thomas Clardy, 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:

Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 132 feet; thence North 132 feet; thence West 132 feet; thence South 132 feet to the said initial point of beginning, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
- (For continuation of this document, see reverse side of this deed.)

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 noted of record as of the date of this deed and 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 \$63,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 9th day of July, 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)

Ronald Wayne Stevenson
Ronald Wayne Stevenson

STATE OF OREGON,)
County of Klamath) ss.
July 9, 1979.

Personally appeared the above named Ronald Wayne Stevenson

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

Before me: Ronald V. Brown
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-12-82

STATE OF OREGON, County of) ss.
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Personally appeared 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:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
SHASTA BRANCH - Klamath First Federal Savings & Loan Association
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS ABOVE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
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

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.
5. An 18 foot easement across the southerly boundary of said property.

RHO

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Transamerica Title Co.

this 12th day of July, A. D. 19 79 at 10:59 A. o'clock M., a...

fully recorded in Vol. 479, of Deeds on Page 16414

W. D. MILNE, County Clerk

Bernetha Hetch

Fee \$6.00

1016 W. WYOMING ST. SEASIDE

STATE OF OREGON; COUNTY OF KLAMATH;

Transamerica Title Co.

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secretary of

(OFFICIAL)
(SEAL)

STATE OF OREGON

County of
I certify that the within instrument was received for record on the
day of
at
and recorded
in book
of
and county
Witness my hand and seal of
County of

Recording Officer
J. H. Dwyer