

1-174

70983

WARRANTY DEED

Vol. ⁷⁷⁹ Page 17273

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. ELLIS and MARY JO ELLIS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAREN E. LARSON and PATRICIA R. LARSON, 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 238.7 feet North of a point 308.7 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 E., W.M.; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the place of beginning, being situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 E.W.M. SAVING AND EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County by Vol. M75, page 8217, and Vol. M75, page 8224, Deed Records of Klamath County, Oregon.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

(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 hereinabove set forth;

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 \$23,000.00

~~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 @ if not applicable, should be deleted. See ORS 93.050.)~~

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 20th day of April, 1977; 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.
April 20, 1977,

Personally appeared the above named
ROBERT D. ELLIS and MARY JO
ELLIS,

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

Before me:
[Signature]
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1/11/79.

STATE OF OREGON, County of) ss.
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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:

ROBERT D. ELLIS and MARY JO ELLIS

P. O. Box 37

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

DAREN E. LARSON and PATRICIA R.

LARSON, P. O. Box 816

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

WESTERN BANK

P. O. Box 669

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

DAREN E. LARSON and PATRICIA R.

LARSON, P. O. Box 816

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the
20th day of July, 1979,
at 1:53 o'clock P.M., and recorded
in book 179 on page 17273 or as
file/reel number 70983,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By [Signature] Recording Officer
[Signature] Deputy

Fee \$3.00

OK
3/22