

70984

WARRANTY DEED

Vol. 1779 Page 17274

KNOW ALL MEN BY THESE PRESENTS, That Daren E. Larson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Conrad J. Larson and Helen E. 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 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 8234, Deed Records of Klamath County, Oregon.

(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 SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land, 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 \$
~~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 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 10th day of January, 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)

X Daren E. Larson

STATE OF OREGON,

County of Klamath } ss.

January 10, 1979

Personally appeared the above named

Daren E. Larson

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 1-27-81

STATE OF OREGON, County of Klamath } ss.

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:

Daren E. Larson

107 W. Main Street

Grass Valley, California 95945

GRANTOR'S NAME AND ADDRESS

Conrad J. and Helen E. Larson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Conrad J. and Helen E. Larson

P. O. Box 669 Attention: Helen Ford

Klamath Falls, Ore. 97601 NAME, ADDRESS, ZIP

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

Conrad J. and Helen E. Larson

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

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 1179 on page 17274 or as file/reel number 70984

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne
 By Bernetha J. Helich Recording Officer
 Deputy

Fee \$3.00

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