

1-1-74

WARRANTY DEED

Vol. 779 Page 17605



KNOW ALL MEN BY THESE PRESENTS, That Jack V. Masengale and Norma E. Masengale, an estate in fee simple as tenants by the entirety as to an undivided one-half interest and May I. McKinley, an estate in fee simple, as to an undivided one-half interest; all as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy J. Schaffer

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 SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 15 bears North 89°46' West, 740 feet, and South 0°14' West, 1290 feet; thence South 0°14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89°46' West, 244.80 feet; thence North 0°14' East, 170.00 feet to a line drawn parallel with and 30 feet distant from the North boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 15; thence South 89°46' East, 244.80 feet to the true point of beginning.

EXCEPTING THEREFROM the South 85 feet.

(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 \$39,000.00.

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 93.030.)

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 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)

May I. McKinley

Jack V. Masengale

Norma E. Masengale

By: Norma E. Masengale, Her Attorney-in-fact

STATE OF OREGON, ) ss. STATE OF OREGON, County of ) ss.

County of Klamath  
July 25, 1979.

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 \_\_\_\_\_

Personally appeared the above named Jack V. Masengale and Norma E. Masengale, husband and wife,

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

(See reverse side for additional notary acknowledgment.)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

PO BOX 485

mail

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

17606

Subject, however, to the following:

1. The taxes for 1979-1980 are now a lien, but not yet payable.
2. Rules, regulations and assessments of City of Malin.
3. Liens and assessments of Malin Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Malin Irrigation District.
5. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home is permanently affixed to and a part of the land described herein. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired and that the mobile home is permanently affixed to the land. If insured as a part of the realty, the following exception will appear: "Subject to the requirements and provisions of O.R.S. Chapter 481 pertaining to the registration and transfer of ownership of a mobile home and any interests or liens disclosed thereby."

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 23 day of July, 19 79 personally appeared Norma E. Masengale who, being duly sworn (or affirmed), did say that she is the attorney in fact for May I. McKinley and that he executed the foregoing instrument by authority of and in behalf of said principal, and acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Wolfgang Orj (Signature)

My Comm. Exp. 8-5-79 (Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 25th day of July A. D. 19 79 at 9:51 o'clock A. M., and

fully recorded in Vol. 1170, of Deeds on Page 17605

Wm D. MILNE, County Clerk

By Bernetha H. Hotsch

Fee \$6.00