

1-1-74

K-32108

71249

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. JACOBSON and DARLENE F. JACOBSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. QUADROS and JEANETTE M. QUADROS, husband and wife, 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:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3 Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at a point of the North line of said Section 3 from which the Northeast corner of said Section 3 bears N. 89°54'58" E. 1857.24 feet; thence S. 00°05'02" E. 30.00 feet, to a 1/2" iron pin on the Southerly right of way line of Old Midland Road; thence continuing S. 00°05'02" E. 108.14 feet to a 1/2" iron pin; thence S. 35°07'04" W. 100.08 feet to a 1/2" iron pin; thence S. 16°46'10" W. 460.58 feet to a 1/2" iron pin in an existing fence; thence N. 88°56'03" E. generally along an existing fence, 1661.74 feet to a 1/2" iron pin; thence continuing N. 88°56'03" E. 19.83 feet to the Westerly right of way line of the U.S. B. R. No. 3 Drain; thence along said drain right of way N. 41°57'00" W. 143.45 feet, N. 20°40'00" W. 560.90 feet to the North line of said Section 3; thence

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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

easements, restrictions, reservations, rights of way of record, those apparent on the land and that which is common to real estate in the area 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 \$ 130,000.00  
~~Other than the above consideration, no other consideration has been paid for the above described premises.~~  
(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)

Robert C. Jacobson  
Darlene Fay Jacobson

STATE OF OREGON,

County of KlamathJuly 25, 1979

Personally appeared the above named  
ROBERT C. JACOBSON and DARLENE F. JACOBSON, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8.5.79

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
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 C. &amp; DARLENE F. JACOBSON

GRANTOR'S NAME AND ADDRESS

MICHAEL W. &amp; JEANETTE M. QUADROS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Crane & Bailey, Attorneys at Law  
540 Main Street, Suite 204  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

MICHAEL W. &amp; JEANETTE M. QUADROS

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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

(Description continued)

17688

S. 89°54'58" W. 1197.17 feet to the point of beginning, containing 20.90 acres, including the area in the Old Midland Road right of way, with bearings based on survey No. 272, 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.

this 25th day of July A. D. 19 79 at 2:17 o'clock P. M., at

filed recorded in Vol. 1170, of Deeds on Page 17687

Wm D. MILNE, County Clerk

Fee \$6.00

By Rena A. Sholch