

1-1-74

K.32B2

72427

WARRANTY DEED

Vol. 79 Page 19497

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. CHARLES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER MARIUS PETERSON and JACK BRYANT, as tenants in common each as to an undivided one-half interest 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, containing 2.00 acres, more or less, being a portion of Tract 39B and Tract 40A of Enterprise Tracts, being more particularly described as follows:

Beginning at a 5/8" iron rod, from which a steel axle marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian bears North 84°07'43" East 311.80 feet; thence South 12°41'11" West 403.39 feet to a 5/8" iron rod on the Northeasterly right-of-way line of the Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right-of-way line as follows: Northwesterly, along a Spiral Curve to the left 249.70 feet to a 5/8" iron rod (centerline station 149+00); thence North 45°02'07" East 15.00 feet to a 5/8" iron rod (centerline station 149+00); thence Northwesterly along...

CONTINUED ON REVERSE

(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 as follows:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

CONTINUED ON REVERSE

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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15 day of Aug, 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)

STATE OF OREGON,

County of Klamath

Aug 15, 1979

Personally appeared the above named

James D. Charles

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of) ss.

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

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:

Same as below

NAME, ADDRESS, ZIP

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

Vander
6103 Harlan Dr.
K.F.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 1979,

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

LB
was
JLC

4B

JB
Jill

1

ATH: 82

Filed for record at request of Klamath County Title Co.

This 16th day of August A. D. 1979 at 10:56 A. M., one

fully recorded in Vol. 1179, of Deeds on Page 10497

Wm D. MILNE, County Clerk

Wm D. MILNE, County Clerk
By Samuel H. Nichols