

72958

WARRANTY DEED

Vol. 1779 Page 20322

KNOW ALL MEN BY THESE PRESENTS, That DONALD H. COZAD and ISABEL M. COZAD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAX GARFIELD and ANN GARFIELD, 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 SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the stone marking the Southwest corner of said Section 11; thence South 89° 17' 39" East, along the South line of said Section 11 a distance of 304.31 feet to an iron pin at the intersection of the South line of said Section 11 and the centerline of County Road known as the Skeen Ranch Road; thence North 11° 16' 00" East, along the centerline of said road a distance of 391.06 feet; thence North 11° 22' 10" East along the centerline of said road a distance of 989.37 feet to an iron pin on the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence North 89° 19' 45" West along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11 a distance of 694.57 feet to an iron pin on the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence South 0° 04' 58" West along the West line of said Section 11 a distance of 1312.08 feet, more or less, to the point of beginning.

- Continued on the reverse 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 stated above and on the reverse of deed, or 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 \$ 13,180.00

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 1st day of September, 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, California

County of Los Angeles

August 24, 1979

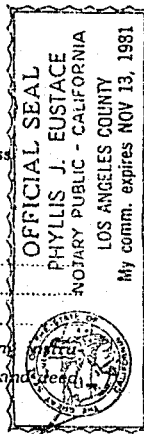
Personally appeared the above named

Donald H. Cozad and

Isabel M. Cozad

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon, California
My commission expires: 11-13-81



DONALD H. COZAD

ISABEL M. COZAD

STATE OF OREGON, County of

Personally appeared

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Donald H. Cozad
17801 Sherman Way
Reseda, CA 91335

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Max Garfield
Box 5715
Incline Village, NV 89450

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Max Garfield
Box 5715
Incline Village, NV 89450

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Max Garfield
Box 5715
Incline Village, NV 89450

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of August, 1979, at 1:12 o'clock P. M., and recorded in book M79 on page 20322 or as file/reel number 72958.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Deputy

Fee \$3.50