

73503

Vol. *M79* Page *21200*KNOW ALL MEN BY THESE PRESENTS, That *CARL W. DODD*,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM O. OLSON and CAROL L. OLSON, 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:

That portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  and S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 16, Township 31 S., R. 7 E.W.M., lying East of Oregon State Highway No. 232.

SUBJECT TO: (1) 1979-80 real property taxes which are now a lien but not yet due and payable. (2) Rights of the public in any portion of the above-described premises lying within the limits of any road or highway.

(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 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 \$ 24,000.00. ~~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) to be stated hereon or on other pages of this instrument.~~

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 21st day of August, 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.

*Carl Dodd*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
August 21st, 1979.

Personally appeared the above named CARL W. DODD

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

Before me:  
(OFFICIAL SEAL) *Herbert F. Simmel*  
Notary Public for Oregon  
My commission expires: 12/13/82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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: \_\_\_\_\_

Carl W. Dodd

GRANTOR'S NAME AND ADDRESS

William O. and Carol L. Olson  
412 Echo Drive  
Roseburg, Oregon 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SIMMEL  
Attorney at Law  
640 Main Street  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

William O. and Carol L. Olson  
412 Echo Drive  
Roseburg, Oregon 97470

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of September, 1979, at 11:47 o'clock A.M., and recorded in book M79 on page 21200 or as file/reel number 73503.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Quentin J. Milne* Recording Officer  
Deputy

Fee \$3.50