

1-1-74

73999

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That Joseph L. Huckaba and Rebecca A. Huckaba, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jesse G. Maben Jr., a single man

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 portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 39 South Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE $\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears North 89°34' East 678 feet distant; thence North 0°06' East 1109.50 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line South 72°21' West 340.10 feet; thence South 0°06' West 1008.65 feet; thence North 89°34' East 324 feet to the point of beginning,

LESS all of that portion of said tract lying West of a line drawn 120 feet East of and parallel to the West line thereof.

(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 excepting an easement in favor of Pacific Northwest Bell Telephone Company, for a 10 foot easement for underground communication facilities

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 \$54,000.00

However, the actual consideration consists of an inclusion of that property or value given or promised which is the whole consideration which is (The sentence between the symbols ①, 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 12 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)

Rebecca A. Huckaba
Joseph L. Huckaba

STATE OF OREGON, } ss.
County of Klamath
September 12, 1979

Personally appeared the above named

Joseph L. Huckaba and
Rebecca A. Huckaba

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON, County of _____, 19_____) ss.

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:

Joseph L. Huckaba
Rt. 3 Box 384
Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

Jesse G. Maben Jr.
P.O. Box
Mt. Shasta, Calif.

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSTL
540 Main

NAME, ADDRESS, ZIP

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

KFFSTL
540 Main

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of September, 1979, at 3:40 o'clock P.M., and recorded in book/reel/volume No. M79 on page 21984 or as document/fee/file/instrument/microfilm No. 73999, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha D. H. Deputy