

74832

WARRANTY DEED

MTC-8238

Vol. M79

Page

23314

KNOW ALL MEN BY THESE PRESENTS, That Vivian F. Compton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Clydie Blaylock and Donna Belle Blaylock, Husband and Wife

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 Lot 16 of BAILEY TRACTS, according to the official plat thereof on file the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence North 89° 52' East along the Northerly line of said lot a distance of 154.275 feet; thence in a Southerly direction on a line which is parallel with the West line of said Lot a distance of 66.5 feet; thence Westerly along a line which is parallel with the North line of said Lot a distance of 154.275 feet to the West line of said lot; thence North-erly along the said West line of said lot a distance of 66.5 feet to the point of beginning.

(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 on the reverse of this 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 \$46,500.00. 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 1 day of October, 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.

Vivian F. Compton  
Vivian F. Compton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
10-1-1979

Personally appeared the above named  
Vivian F. Compton

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

Before me:  
(OFFICIAL SEAL) Linda Steele

Notary Public for Oregon

My commission expires:  
My Commission Expires July 13, 1981

Vivian F. Compton

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 be-  
half 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:

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment 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.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

Clydie Blaylock and Donna Belle Blaylock  
2629 Kane Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Water use charges, if any, due to the City of Klamath Falls.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Reservations as contained in Deed recorded in Volume 100, page 368, Records of Klamath County, Oregon, to wit:  
 "The Grantors their heirs and assigns reserve the right to construct ditches or laterals along the lines or across above described property for irrigation or drainage purposes."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 2nd day of October A. D. 1979 at 3:03 o'clock P. M., at

fully recorded in Vol. M79, of Deeds on Page 23314

Wm D. MILNE, County Clerk

By Bernard H. Hetch

Fee \$7.00