

75183

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Earl Knudsen and Sarah Knudsen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Laurence I. Knudsen and Elizabeth M. Knudsen, 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:

The North Two (2) Acres of the following described tract. All that property described as the West one-half of the Northeast quarter of the Southwest quarter of the Southwest quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty five (25), Township twenty four (24) South, Range eight (8) East of the Willamette Meridian.

SUBJECT TO: Easements and conditions of record.

An easement of fifteen(15) feet with the right of dedication for road purposes along the Northerly, the Easterly, E.M.K. and the Westerly boundaries of said property.

(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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,400.00.
~~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).~~ (The sentence between the symbols \circledast , 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 9th 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.

(If executed by a corporation, affix corporate seal)

Earl M. Knudsen
Sarah K. Knudsen

STATE OF OREGON, }
 County of Klamath } ss.
October 9, 1979

Personally appeared the above named Earl Knudsen and Sarah Knudsen

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

Before me [Signature]
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-30-81

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Laurence I. Knudsen and Elizabeth M. Knudsen

Box 423

Cocelo, Calif. 95128

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of October, 1979, at 11:36 o'clock A.M., and recorded in book/reel/volume No. M79 on page 23835 or as document/fee/file/instrument/microfilm No. 75183.
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By [Signature] Deputy

Fee \$3.50

SPACE RESERVED
 FOR
 RECORDER'S USE

79 OCT 9 AM 11 36