

1-174

75395

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That..... RAYMOND A. COULTER, a single man.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... RICHARD GAMEGAN and BETTE LOU GAMEGAN, husband & 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:

The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  Section 36, Township 35 South, Range 12 East, Willamette Meridian. Consisting of 20 Ac. more or

Subject to a non-exclusive easement for ingress, egress and utilities across the Southerly 30 feet therefrom.

Together with: A 60 foot non-exclusive easement for ingress, egress & utilities, the centerline being the South line of the NE  $\frac{1}{4}$  and the North line of the SE  $\frac{1}{4}$  of Section 36, Township 35 South, Range 12 East, Willamette Meridian.

(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 those of record and apparent to the land.

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 \$500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate when).~~ (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 29 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.

(If executed by a corporation,  
affix corporate seal)

X Raymond A. Coulter  
RAYMOND A. COULTER

STATE OF OREGON, )  
County of Klamath ) ss.  
October 8, 1979

Personally appeared the above named.....

Raymond A. Coulter

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

Before me: Edna Shepherd  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5/19/82

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:.....

Raymond A. Coulter  
3547 Crest Street  
Klamath Falls, Ore. #97601  
GRANTOR'S NAME AND ADDRESS

Richard Gamegan  
49953 Gamegan Way  
Oakhurst, Cal. #93644  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Gamegan  
49953 Gamegan Way  
Oakhurst, Cal. #93644  
NAME, ADDRESS, ZIP

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

Richard Gamegan  
49953 Gamegan Way  
Oakhurst, Cal. #93644  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 15th day of October, 1979, at 9:23 o'clock A.M., and recorded in book M79 on page 24160 or as file/reel number 75395, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha Schatz Recording Officer  
Deputy

Fee \$3.50

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