

1-1-74

75564

WARRANTY DEED

Vol. M79 Page 24440

KNOW ALL MEN BY THESE PRESENTS, That MARTIN D. HANSEN, aka MARTIN DAVID HANSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation, 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 NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

FURTHER SUBJECT TO An easement created by instrument, including the terms and provisions thereof, Dated July 27, 1972, Recorded November 30, 1977 in Book M-77 Page 23148, Klamath Co. for Joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land lying West of adjoining and parallel to the Easterly boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$.

(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

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 \$8,679.42

However, the actual consideration consists of ~~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 12 day of October, 19 79; 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.

Martin David Hansen

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of KlamathOctober 12, 1979

} ss.

STATE OF OREGON, County of _____) 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)

(OFFICIAL SEAL)

Before me:
W. Darlene P. Addington

Notary Public for Oregon

My commission expires: 3-22-81

Notary Public for Oregon

My commission expires:

Martin D. HansenStar Rt. 2Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

PACIFIC WEST MORTGAGE CO.P.O. Box 497Stayton, Oregon 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.P.O. Box 497Stayton, Oregon 97383

NAME, ADDRESS, ZIP

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

Tom and Brenda B. Bibeault142 W. 11th Ave.Vancouver, B.C., Canada#2450cc

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 17th day of October, 19 79, at 11:38 o'clock A.M., and recorded in book M79 on page 24440 or as file/reel number 75564

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
Bernetha Hulsch Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE