

76540

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 179 Page 26117

KNOW ALL MEN BY THESE PRESENTS, That GERALD E. CARL and MIE CARL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PRESTON H. GANDY and ELLA M. GANDY, husband and 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:

A $\frac{1}{2}$ undivided interest in the following:

The following described real property in Klamath County, Oregon;

PARCEL 1:
The E $\frac{1}{2}$ E $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 32 South, Range 7 East of the Willamette Meridian.

PARCEL 2:
That portion of E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, lying Northeasterly of the center thread of the Williamson River.

SUBJECT, however, to the following:

(1) Subject to all subsurface rights except water, to the heirs of Virgil Wilson their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Book M-71 at page 11459, Microfilm Records. (Parcel 1) (continued 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 noted of record as of the date of this Deed, and 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 \$7,250.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 1st 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)

Gerald E. Carl

Mie Carl

STATE OF OREGON,

County of Josephine } ss.
Oct 1, 1979

STATE OF OREGON, County of } ss.

Personally appeared for both

Personally appeared the above named

Gerald E. Carl and Mie Carl, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-24-80

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Gerald & Mie Carl
243 Elcamino Dr.
Grants Pass, Oregon 97526
GRANTOR'S NAME AND ADDRESS

Preston & Ella Gandy
3448 South Mac Donough
Sanger, Calif. 93657
GRANTEE'S NAME AND ADDRESS

After recording return to:

Preston & Ella Gandy
3448 South Mac Donough
Sanger, Calif. 93657
NAME, ADDRESS, ZIP

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

Preston & Ella Gandy
3448 South Mac Donough
Sanger, Calif. 93657
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19

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.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

(2) Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901 as set forth in that certain instruction dated September 3, 1957, recorded November 1, 1971 in Book M-71 at page 11459, Microfilm Records (Parcel 1)

(3) Rights of Governmental bodies, if any, in and to that portion thereof lying below the ordinary high water mark of Williamson River (Parcel 2)

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STATE OF OREGON.

I certify that the within instrument was recorded for record on this day of _____ 19____.

Witness my hand and seal of office this _____ day of _____ 19____.

County of _____

Recording Officer

Do

By _____

Notary Public in and for the State of Oregon.

My commission expires _____ 19____.

Garret, Calif. 93657
Preston & Ella Gandy
3448 South Mac Donough
Garret, Calif. 93657

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