

1-174

A-27994

## WARRANTY DEED

Number 1



KNOW ALL MEN BY THESE PRESENTS, That HAROLD DIXON and ESTHER DIXON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT C. ACKLIN and ESTHER L. ACKLIN, 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:

Beginning at the Southwest corner of Section 24, Township 39 South, Range 9 East, Willamette Meridian; thence, East along the South line of said Section 24 1,582.80 feet to a point on the South-westerly right of way of the Great Northern Railway Company, North 48°13'28" West along said right of way 1,767.06 feet to a point on the Southerly right of way of a drain ditch, South 57°33'07" West along said right of way of the drain ditch 321.55 feet to a point on the West line of said Section 24, and South 0°21'44" East 1004.74 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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of Sept, 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)

HAROLD DIXON

ESTHER DIXON

STATE OF OREGON,

County of Klamath

) ss.

11-14, 19 79

Personally appeared the above named

HAROLD DIXON and ESTHER DIXON, 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: 8-22-1980

STATE OF OREGON, County of ) ss.

Personally appeared and

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:

HAROLD and ESTHER DIXON  
6945 Libby Avenue

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

ALBERT C. and ESTHER L. ACKLIN

6730 Henley Road  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ALBERT C. and ESTHER L. ACKLIN

6730 Henley Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

ALBERT C. and ESTHER L. ACKLIN

6730 Henley Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of November, 1979, at 10:27 o'clock A.M., and recorded in book M-79 on page 26871 or as file/reel number 76898.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

By Jacqueline J. Mettke Recording Officer Deputy

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

79 NOV 15 AM 10 27