

1-1-74

78090

WARRANTY DEED

Vol. 179 Page 28708



KNOW ALL MEN BY THESE PRESENTS, That Laurence Myers and Gladys Myers, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John S.

Kronenberger

, 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:

All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point South 89° 21' 50" East 1203 feet from the Southwest corner of the NW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence at right angles and parallel to the West line of the NW $\frac{1}{4}$, North a distance of 480 feet to the true point of beginning; thence due West 325 feet; thence due North 559 feet, more or less, to the Southerly right of way line of Sprague River Highway; thence Southeasterly along said right of way line 850 feet, more or less to a point due East from the point of beginning; thence West 317 feet more or less, to the true point of beginning.

(continued on reverse side)

(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 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 \$9,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE 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,~~

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 12TH day of DECEMBER, 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)

Laurence Myers

Gladys Myers

STATE OF OREGON,)
County of Klamath) ss.
DECEMBER 12, 1979

STATE OF OREGON, County of) ss.
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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)

Notary Public for Oregon

My commission expires: July 16, 1980

Notary Public for Oregon

My commission expires:

Laurence and Gladys Myers
Rt. 2, Box 2243
Caldwell, Idaho 83605

GRANTOR'S NAME AND ADDRESS

John S. Kronenberger
Star Rt. 2, Box 590
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

John S. Kronenberger
Star Rt. 2, Box 590
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

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

John S. Kronenberger
Star Rt. 2, Box 590
Chiloquin, Oregon 97624

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/reel/volume No. on page or as document fee file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

28709

(continued from front)

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Right of Way Deed, including the terms and provisions thereof, in favor of Klamath County, recorded in Volume 95, page 599, Records of Klamath County, Oregon, for roadway purposes.
3. Reservations and restrictions as contained in instrument recorded in Volume 272, page 123, Records of Klamath County, Oregon, as follows:
"there is reserved from the land hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
4. Right of Way Easement, including the terms and provisions thereof, in favor of Klamath County, recorded in Volume 249, page 79, Records of Klamath County, Oregon, for roadway purposes.
5. Right of Way, including the terms and provisions thereof, in favor of Klamath County, recorded in Volume 286, page 31, Records of Klamath County, Oregon, for 100 foot road.
6. Right of Way Easements, including the terms and provisions thereof, in favor of United States, recorded in Volume 13, page 569 and Volume 13, page 570, Records of Klamath County, Oregon, for improvements on or across property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 13th day of December A. D. 1979 at 1:56 clock P M., on
duly recorded in Vol. M79, of Deeds on Page 28708

Wm. D. MILNE, County Clerk

Fee \$7.00