

1-1-74

79133

WARRANTY DEED

Vol. 780 Page 424



KNOW ALL MEN BY THESE PRESENTS, That CHARLES ALLEN FISHER and MARYLOU FISHER, H & W, CHAUNCEY ALLEN FISHER and FLORENCE M. FISHER, H & W, GEORGE F. CRAIN and LUCILLE CRAIN, H & W hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH W. GREEN 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:

PARCEL 1: A tract of land situated in the Southwest $\frac{1}{4}$ Northeast $\frac{1}{4}$ of Section 1 Township 39 South, Range 9 East of the Willamette Meridian of Klamath County, Oregon.

Beginning at the Southeast corner of Lot 4, Block 5 of FIRST ADDITION TO MOYINA MANOR, thence North to the South line of the FIRST ADDITION TO MOYINA MANOR, thence East along the South line of said addition to the Northwest corner of Lot 7, Block 6; thence South to the Southwest corner of said lot 7, thence East along the South line of Lot 7 and 6, Block 3 to the Southeast corner of said Lot 6 and 3, thence South $00^{\circ} 21' 05''$ East 570 feet to the Northeast corner of Deed Volume 258-670, Thence West along the North line of said Deed to West line of the Southwest $\frac{1}{4}$ Northeast $\frac{1}{4}$; thence North 570 feet along said West line to the Southwest corner of M73-15196, thence North $89^{\circ} 12' 22''$ East 110 feet; thence North $00^{\circ} 47' 30''$ West 110 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

A tract of land situated in the Southwest $\frac{1}{4}$ Northeast $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South $89^{\circ} 52' 12''$ West 1811.71 feet and North $00^{\circ} 21' 05''$ West 327.24 feet from the east one-quarter ($E \frac{1}{4}$) of said Section 1, said point being the Southeast corner of that tract of land described in Deed Volume 323, page 233, as recorded in the Klamath County deed records; thence South $89^{\circ} 52' 12''$ West along the South line of said deed volume, 200.00 feet; thence North $00^{\circ} 21' 05''$ West 200.00 feet; thence North $89^{\circ} 52' 12''$ East 200.00 feet; thence South $00^{\circ} 21' 05''$ East 200.00 feet to the point of beginning.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of KLAMATH

ss.

On this the _____ day of September, 1977 personally appeared CHARLES ALLEN FISHER

who, being duly sworn (or affirmed), did say that he is the attorney in fact for CHAUNCEY ALLEN FISHER AND FLORENCE M. FISHER and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

(Signature)

5/26/78

After recording return to:

Joe Green
P.O. Box 1915
Eugene, Oregon 97401
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

ment was
9th day of January, 1980,
at 11:38 o'clock A. M., and recorded
in book M80 on page 424 or as
file/reel number 79133

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
By Berntha M. Black Deputy

Fee \$2.00

(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 \$ 100,000.00
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 20 day of September, 1977; 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)

Charles Allen Fisher

*Charles Allen Fisher by
George F. Crain
attorney in fact*

*George F. Crain
Lucille Crain*

STATE OF OREGON,

County of Klamath

September 20, 1977

OR

Personally appeared; above named Charles Allen Fisher, Mary Lou Fisher, George F. Crain & Lucille Crain

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of January, 1980, at 11:38 o'clock A.M., and recorded in book 130 on page 424 or as file/reel number 79133

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *George F. Crain* Recording Officer Deputy

Fee \$7.00