

1-1-74

79659

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HELENA L. PERRIN, 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 following described real property is situated in the SW 1/4 SW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of the SW 1/4 SW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian; thence South 88° 56' East, along the North line of the SW 1/4 SW 1/4 to the Westerly right of way line of the U.S.B.R. Weed drain; thence Southerly and Westerly along the Westerly and Northerly right of way line of the Weed drain to its intersection with the West line of the SW 1/4 SW 1/4; thence North 0° 04' East, along the West line of the SW 1/4 SW 1/4 to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

(CONTINUED ON REVERSE) (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 contract dated June 23, 1977, recorded June 23, 1977, book M77, Page 11080, amended December 10, 1979, recorded December 20, 1979, book M79, Page 29212, re-recorded December 31, 1979, book M79, Page 29948, Klamath Co. 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 \$5,959.55. However, the actual consideration consists of ~~includes other property of~~ value given ~~in~~ 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 16th day of January, 1980; 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)

S. K. Hansen
Secretary/Treasurer

STATE OF OREGON,)
County of _____) ss.
_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Marion) ss.
January 16, 1980

Personally appeared JAMES K. HANSEN who, being duly sworn,

~~did say that the~~ he is the ~~Secretary/Treasurer~~ of PACIFIC WEST MORTGAGE CO.

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:

Thomas B. Tugh
Notary Public for Oregon

My commission expires: 8-9-83

(OFFICIAL SEAL)

8-9-83

PACIFIC WEST MORTGAGE CO.

P.O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

HELENA L. PERRIN

750 "C" St. Apt. 12

Corvallis, OR 97330

GRANTEE'S NAME AND ADDRESS

After recording return to:

PACIFIC WEST MORTGAGE CO.

P.O. Box 497

Stayton, OR 97383

NAME, ADDRESS, ZIP

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

KAREN SARTIN

7401 Washburn Way

Klamath Falls, OR 97601

#2405cc

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

20 JUN 22 1980

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FURTHER SUBJECT TO: Rights of way for laterals and ditches.
FURTHER SUBJECT TO: Rights of the Public in and to that portion lying within roads and highways.
FURTHER SUBJECT TO: Reservations of right to use irrigation ditch, including the terms and provisions thereof, as disclosed by instrument Dated April 15, 1963, recorded October 1, 1965, Book M-65, Page 2225, reserved by Marion Wickline formerly Marion Quigley and Murl Wickline, portion reserved Along westerly right of way of U.S.B.R. A-3 Lateral.
STATE OF OREGON, COUNTY OF KLAMATH; ss.

~~XXXXXX~~

his 22nd day of January A. D. 1980 at 10:11 o'clock A. M., and

July recorded in Vol. M-80, of Deeds on Page 1268

W. D. MILNE, County Clerk

Magueline J. Mettee

Fee \$7.00

Secretary/Treasurer

STATE OF OREGON, County of Klamath
January 18, 1980
Notary Public for Oregon
My commission expires

STATE OF OREGON
County of _____
I certify that the within instrument was received for record in the _____
at _____
in Book _____
Page _____
or a document in the _____
Record of Deeds of said county.
Witness my hand and seal of _____
County Clerk

STATE OF OREGON
County of _____
January 18, 1980
Notary Public for Oregon
My commission expires