

79717

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That..... CHARLES THOMAS CLARDY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. MAURO and ALTA G. MAURO, 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:

Real property legally described on "Exhibit A" attached hereto and incorporated by reference herein.

SUBJECT TO Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

Trust Deed dated July 11, 1979 and December 3, 1979 and recorded July 12, 1979 and December 24, 1979, respectively, including the terms and provisions thereof, recorded in Book M79 at pages 16416 and 29425, respectively, in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deeds the Grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth hereinabove

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 \$ 75,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration ~~which is hereby acknowledged by the grantor and grantee~~

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 22nd 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.

Charles Thomas Clardy

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 22, 1980

Personally appeared the above named
CHARLES THOMAS CLARDY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of) ss.
January 22, 1980

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

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:

Charles T. Clardy

GRANTOR'S NAME AND ADDRESS

Richard J. & Alta G. Mauro

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Richard J. Mauro
2209 Madison
City, 97601

NAME, ADDRESS, ZIP

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

Klamath 1st Federal S&L
540 Main St
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of
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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

PARCEL 1

A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 1, 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 a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 132 feet; thence North 132 feet; thence West 132 feet; thence South 132 feet to the said initial point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point 330 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being in the Southwest corner of said property abutting on the Dalles-California Highway; being the initial point of this description; thence East 132 feet; thence North 20 feet; thence West 132 feet; thence South 20 feet to the said initial point of beginning.

PARCEL 2

A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 1, 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 a point 350 feet North and 132 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor; being the initial point of this description; thence East 23 feet; thence North 112 feet; thence West 23 feet; thence South 112 feet to the said initial point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 23rd day of January 11:22 A. D. 1980 at 11:22 o'clock A. M., and

duly recorded in Vol. M-80, of Deeds on Page 1372

Wm D. MILNE, County Clerk

By Jacqueline J. Mettee

Fee \$7.00

"EXHIBIT A"