

1-1-74

79921

WARRANTY DEED

Vol. M80 Page 1735

KNOW ALL MEN BY THESE PRESENTS, That Clarence R. Wells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Opal J. Wise, an unmarried woman, 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 Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point described by three consecutive courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of West Chiloquin, Oregon, namely; North 59° 30' West, 116.3 feet; North 42° 39' West, 295 feet; and South 47° 21' West 153.0 feet; thence South 47° 21' West, 50 feet; thence Northwesterly at right angles, 150 feet; thence Northwesterly at right angles 50 feet; thence Southeasterly at right angles, 150 feet to the point of beginning, together with right of use hereby donated and conveyed unto grantee and public for public use forever a strip of land 19 feet wide between tract conveyed and county road. (Tract No. 124)

(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

none

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 \$2,000.00

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 28th 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)

Clarence R. Wells

STATE OF OREGON, )  
County of Klamath ) ss.  
January 28, 1980

Personally appeared the above named

Clarence R. Wells

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 1982

STATE OF OREGON, County of ) ss.  
January 28, 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

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:

Clarence R. Wells  
P. O. Box 511  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Opal J. Wise  
13908 Fiji Way #356  
Marina Del Rey, CA 90291  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Opal J. Wise  
13908 Fiji Way #356  
Marina Del Rey, CA 90291  
NAME, ADDRESS, ZIP

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

Opal J. Wise  
13908 Fiji Way #356  
Marina Del Rey, CA 90291  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of January, 1980, at 12:59 o'clock P.M., and recorded in book M80 on page 1735 or as file/reel number 79921, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer  
By Bernetha Chelsa Deputy

Fee \$3-50

ch  
350