



79989

WARRANTY DEED

Vol. 1780 Page 1835

KNOW ALL MEN BY THESE PRESENTS, That LEROY W. MESSICK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY C. JEWETT 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:

A portion of Lot 2, Block 18, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of South line of Rose Street and the West line of Prospect Street; thence South along the West line of Prospect Street 157 feet for the true point of beginning; thence North $58^{\circ}10'$ West 98.6 feet; thence South-westerly 40 feet along the Easterly line of closed Roosevelt Street to 9th Street; thence Southeasterly along 9th Street 110 feet; thence Northeasterly 37 feet to Prosepect Street; thence 19.5 feet along Prospect Street; to the point of beginning.

LESS portion described in Deed Volume 81 at page 338.

(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 those of record and/or apparent upon the land,

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 \$21,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \circledast , 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)

STATE OF OREGON,

County of Klamath) ss.
January 28, 1980

Personally appeared the above named

Leroy W. Messick

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
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Personally appeared

and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Dorothy C. Jewett
7625 Hayvenhurst Avenue
Van Nuys, Ca. 91401

After recording return to:

GRANTEE'S NAME AND ADDRESS

same as above

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of January, 1980, at 3:02 o'clock P.M., and recorded in book/reel/volume No. M80 on page 1835 or as document/fee/file/instrument/microfilm No. 79989 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Niline
By: Kenneth A. Heston Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE