

80566

WARRANTY DEED

Vol. 78 Page 2760

2760

ALL MEN BY THESE PRESENTS, That

BEN. F. MITCHELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN S. KRONENBERGER, 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:

A parcel of land, situated in the South one-half of the Northeast one-quarter of Section 15, Township 34 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows: Beginning at a 5/8" iron rod on the East-West centerline of the Northeast one-quarter, from which a 5/8" rebar with aluminum cap marking the Center-North one-sixteenth corner of Section 15 bears South 89° 25' 20" West 1550.43 feet; thence North 89° 25' 20" East 774.95 feet, along the South boundary of "Woodland Park" to a point; thence South 902.47 feet to a point on the centerline of a 60 foot roadway easement; thence Westerly, along the centerline of said roadway easement as follows: North 82° 32' 32" West 141.28 feet; thence North 88° 43' 02" West 281.85 feet; thence North 82° 51' 42" West 205.13 feet; thence along the arc of a 278.37 foot radius curve to the right 158.59 feet; thence along the arc of a 458.60 foot radius curve to the left 7.72 feet to a 5/8" iron rod; thence, leaving said roadway easement, North 777.34 feet to the point of beginning.

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 \$16,095.67

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 11th day of February, 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)

*Ben F. Mitchell by Edward L. Mitchell, attorney in fact*

STATE OF OREGON, )  
County of Klamath ) ss.  
February 11, 1980

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)

Personally appeared the above named Edward L. Mitchell, as attorney in fact for Ben F. Mitchell

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

(OFFICIAL SEAL) *Notary Public for Oregon*  
My commission expires: 8-23-81

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRONTIER TITLE &amp; ESCROW CO.

P. O. Box 5197

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

no change requested

NAME, ADDRESS, ZIP

STATE OF OREGON, )

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of February, 1980, at 4:31 o'clock PM, and recorded in book/reel/volume No. N80 on page 2760 or as document/fee/file/instrument/microfilm No. 80566, Record of Deeds of said county.

Witness my hand and seal of County affixed.

*Wm. D. Milne* TITLE  
*Bernetha H. Hetch* Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE