

## WARRANTY DEED

Vol. 30 Page 6056KNOW ALL MEN BY THESE PRESENTS, That DOLLY J. WELTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

THOMAS H. RUPE, 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point which bears Easterly along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 330.0 feet and Northerly, parallel with the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 619.0 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence continuing North, parallel with the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 50.0 feet; thence East, at right angles to said West line, a distance of 165.0 feet; thence South, parallel with said West line a distance of 50.0 feet; thence West, at right angles to said West line, a distance of 165.0 feet to the point of beginning. LESS AND EXCEPTING that portion lying within the right-of-way of Hope Street.

(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

no exceptions

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 \$ 4,500.00

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 ©, 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 19 day of April, 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)

Dolly J. Welton  
Dolly J. Welton

STATE OF OREGON,

County of KlamathApril 19, 1980.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

Dolly J. Welton

and acknowledged the foregoing instrument to be her \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

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)

Welton

GRANTOR'S NAME AND ADDRESS

Rupe

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas H. Rupe  
4140 Fargo Street  
Klamath Falls, Oregon 97601

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

I certify that the within instrument was received for record on the 1st day of April, 1980, at 3:13 o'clock PM, and recorded in book/reel/volume No. 130 on page 6056 or as document/fee/file/instrument/microfilm No. 82616, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Berntha A. Hite Deputy

Fee \$3.50