

82694

WARRANTY DEED

MTC-8523-K

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KNOW ALL MEN BY THESE PRESENTS, That AGENCY INVESTORS, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARJORIE MONROE, an unmarried woman

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 tract of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 250 feet to the point of beginning; thence continuing South along Lalakes Avenue, 50 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 52.3 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being Lot 61 of SPINKS ADDITION to the City of Chiloquin.

- CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$10,000.00

~~the whole of the consideration paid for this transfer, stated in terms of dollars, is \$10,000.00~~

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 26th day of March, 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)

X Wallace Watkins, Trustee
X AGENCY INVESTORS, INC.

STATE OF OREGON,

County of _____) ss.

, 19 ____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath) ss.

April 1, 1980

Personally appeared Wallace W. Watkins and Gay O. Halbur, 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 Agency Investors, Inc.

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: _____

BRENDA C. GREG
NOTARY PUBLIC - OREGON
My Commission Expires 4/16/83

Agency Investors, Inc.

Star Rt. 1 Box 115
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Ms. Marjorie Monroe
Star Rt. 1, Box 115-G
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. City liens, if any, due to the City of Chiloquin.
3. Subject to an easement, including the terms and provisions thereof, created by instrument recorded March 27, 1923 and recorded in Book 61, page 51, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 2nd day of April A. D. 1930 at 4:10 o'clock P. M., of

filed recorded in Vol. M80, of Deeds on Page 6202

Wm D. MILNE, County Clerk

Fee \$7.00

By Lernetha J. Hetch