

82793

WARRANTY DEED

MTC-8255 L

KNOW ALL MEN BY THESE PRESENTS, That

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6350

Walter L. Beers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Clarence R. Wells

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:

See legal description as it appears on the reverse 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 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 \$ 24,000.00
 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) (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 1st 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,
 officer (corporate seal))

STATE OF OREGON,

County of Multnomah } ss.
 April 1, 1980

Personally appeared the above named

Walter L. Beers

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

2-5-84

Walter L. Beers

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

_____ 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 _____

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)

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/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By _____

SPACE RESERVED
 FOR
 RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

Clarence R. Wells

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

MTC

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

The following described real property in Klamath County, Oregon: 6351
A tract of land situated in Government Lot 7, Section 34, Township 34 South,
Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point that is 660.00 feet South of the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34; thence continuing South to the Northeast corner of the parcel described in the instrument recorded in Deed Records, M-67, page 5795; thence West 261.40 feet; thence South 231.9 feet to the center thread of the Williamson River; thence Southwesterly along said center thread to the South line of Government Lot 7; thence West along said South line to the Southeasterly right of way line of the Chiloquin-Williamson River Highway; thence Northeasterly along said right of way to the Southwest corner of Parcel B of instrument recorded February 20, 1958 in Deed Volume 297, page 484; thence East 572.22 feet more or less to the point of beginning.

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations as contained in instrument recorded in Volume 295, page 199, Record of Klamath County, Oregon, as follows:
"and there is reserved from the lands hereby allotted a right of way thereon for ditches or canals constructed by the authority of the United States.
4. All of the terms and provisions, exceptions, reservations, conditions and easements as contained in Land Status Report dated October 24, 1958, recorded October 27, 1958 in Volume 305, page 322, Deed Records of Klamath County, Oregon.

Note: Taxes for the fiscal year 1978-1979, paid.

Amount: \$291.33 Account No.: 29-3407-3400 Tax Lot 5500

Note: A General Power of Attorney from Diana J. Wells to Clarence R. Wells, recorded December 8, 1978 in Volume M78, page 27641, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of April A. D. 1980 at 3:30 o'clock P. M., an-

dly recorded in Vol. M80 of Deeds on Page 6350

Wm D. MILNE, County Clerk

Berntha Shetch
Fee \$7.00