

82910

WARRANTY DEED

Vol. 780 Page 6544

KNOW ALL MEN BY THESE PRESENTS, That BOB A. DORTCH and PAULA M. DORTCH,  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN KLIEWER  
and MARIE KLIEWER, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(See Exhibit A attached hereto and by this  
reference made a part hereof.)

SUBJECT TO: Reservations, restrictions, easements  
and/or rights-of-way of record and those apparent  
on the land.

(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  
hereinabove set forth,

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 \$15,500.00.

However, the actual consideration consists of and includes other property or value given or promised which is  
the whole 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 10 day of April, 1975;  
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

April 11, 1975

Personally appeared the above named BOB A. DORTCH and PAULA M. DORTCH,

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 3-21-77

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 \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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)

BOB A. & PAULA M. DORTCH

GRANTOR'S NAME AND ADDRESS

MARVIN & MARIE KLIEWER

GRANTEE'S NAME AND ADDRESS

After recording return to:

TA donna

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

The following described real property in Klamath County, Oregon:

The East 295 feet of the following described real property:

A parcel of land situate in the  $N\frac{1}{2}SE\frac{1}{4}$  of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the  $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$  of said Section 10, said point being in the centerline of the County Road; thence South  $89^{\circ} 45' 43''$  West, 1000.15 feet to a  $5/8$  inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South  $16^{\circ} 34' 00''$  West, 70.04 feet; thence continuing along said ditch, South  $07^{\circ} 18' 08''$  East 223.92 feet; thence continuing along said ditch, South  $07^{\circ} 13' 15''$  West 44.56 feet to a  $5/8$  inch iron pin on the South line  $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$  of said Section 10; thence leaving said ditch North  $89^{\circ} 45' 19''$  East, 996.96 feet to the Southeast corner  $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ ; thence North  $00^{\circ} 03' 04''$  East, along the East line of said Section 10, 333.32 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road and ALSO EXCEPTING THEREFROM a 30 foot strip along the North boundary for ingress and egress purposes.

#### EXHIBIT A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 8th day of April A. D. 1980 at 11:35 o'clock AM.,

and duly recorded in Vol. M80, of Deeds on Page 6544

Fee \$7.00 By Wm. D. MILNE, County Clerk  
Bernard H. Helisch