

mtc - 8722-K

Warranty Deed

Vol. 30 Page 10

This Indenture Witnesseth, That WILLIAM R. LAVERNE, SR. and VILLA MARIE LAVERNE, husband and wife,

herein called "grantors," in consideration of / TWELVE THOUSAND FIVE HUNDRED EIGHTY Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

THEODORE ZANE CLAWSON and SHARON LOUISE CLAWSON, husband and wife,

herein called "grantees," their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

That portion of the W¹SE¹, Section 30, Township 39 S., R. 11 E.W.M., described as follows: Beginning at the SE corner of the W¹SE¹, said Section 30; thence N. 580 feet to a point; thence W. parallel with the South line of said W¹SE¹, Section 30, 905 feet, more or less, to the easterly right of way line of Harpold Road; thence southerly along the easterly right of way line of said Harpold Road to the South boundary line of said W¹SE¹, Section 30; thence easterly along the southerly line of said W¹SE¹, Section 30, 987 feet, more or less, to the point of beginning, containing 12.58 acres, more or less. SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Poe Valley Improvement District. (3) Reservation of all gas, oil and minerals, together with the right of entry for prospecting and removal thereof, as well as an agreement to compensate owners for any reasonable damage incurred through prospecting and removal as more fully set forth in deed recorded February 23, 1965, in Volume 359, Page 471,

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together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same. TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owner s of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$12,580.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 3rd day of June, 1977.

Wm R Laverne
Villa Marie Laverne

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601
SEND TAX STATEMENTS TO:
THEODORE ZANE CLAWSON and SHARON LOUISE CLAWSON
Route 2, Box 790, Klamath Falls, Oregon 97601

Return to: Laverne Sr. to
Mr & Mrs. Theodore Lane Clawson
Rt. 2 Box 790
K. Falls, Ore. 97601

STATE OF OREGON }
County of KLAMATH } ss. June 3, 1977 .

Personally appeared the above-named WILLIAM R. LAVERNE, SR. and
VILLA MARIE LAVERNE, husband and wife,
known to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Delores Baldwin
NOTARY PUBLIC FOR OREGON
My commission expires May 13, 1981

STATE OF OREGON }
County of KLAMATH } ss. , 19 .

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

mtc

Recording Data:

STATE OF OREGON,)
County of Klamath)
Filed for record at request of
Mountain Titleco.
on this 17th day of April A.D. 19 80
at 2:10 o'clock P M, and duly
recorded in Vol. M80 of Deeds
page 7188
Wm. L. M... County Clerk
By *Bernard H. Helock* Deputy
Fee \$7.00

Return to: