



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. SANDERS and MAXINE SANDERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY L. AUSTIN and PEARL B. AUSTIN, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ON REVERSE

(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: An easement created by instrument recorded May 29, 1974 in volume M74, page 6543, Klamath County Microfilm Records.

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 \$ 25,000.00

¹ 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).² (The sentence between the symbols ¹ and ², 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 24 day of April, 19 80; 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)

Thomas J. Sanders
Maxine Sanders

STATE OF OREGON,

County of KlamathApril 24th, 1980

Personally appeared the above named Thomas J. Sanders and Maxine Sanders

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81STATE OF OREGON, County of KLAMATH

) ss.

Personally appeared Thomas J. Sanders and Maxine Sanders and 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

KLAMATH COUNTY MICROFILM RECORDS, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bobby L. & Pearl B. Austin
Box 200
Keno, Or. 97627

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

) ss.

County of KLAMATH
I certify that the within instrument was received for record on the 24 day of April, 19 80, at 10 o'clock AM, and recorded in book/reel/volume No. on page or as document fee file instrument/microfilm No. .
Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By

Deputy

EXHIBIT "A"

All that real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

Being a portion of the NW1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 0°07'06" East, along the West boundary of said Section 6, 256.25 feet to the Southerly boundary line of Ashland-Klamath Falls Highway No. 66; thence Easterly, along said Southerly line 77 feet to the true point of beginning; thence continuing along said Southerly Highway boundary line to the most Northern corner of that parcel of land described in Deed to Keno High School District recorded November 30, 1928 in Volume 82 of Deeds, at page 616, Klamath County Records; thence South 33° West along the Northwesterly line thereof, 264 feet to the most Western corner of said parcel; thence N57°W along the direct extension of the Southerly line of said parcel, to the most Southern corner of that parcel of land described in Deed to Vernon F. Miller et ux recorded June 29, 1977 in Volume M77, Page 11451, Klamath County Microfilm Records; thence N10°36'54"E, 136.31 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Frontier Title Co.

this 24th day of April A. D. 1980 at 3:26 o'clock P.M., or

fully recorded in Vol. M80, of Deeds on Page 7682

W. D. MILNE, County Clerk

Fee \$7.00

By Bernetha Shetch