

MTC 8869-L

WARRANTY DEED

Vol. 80 Page 771

KNOW ALL MEN BY THESE PRESENTS, That Amy M. Davis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klara M. Mathis

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:

A piece or parcel of land situate in portions of Government Lots 1 and 2 in Section 34, T.40S., R. 8 E., W. M., being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed, from which point the meander corner of the 1858 Meander Line common to Sections 27 and 34, T.40 S., R.8 E., W.M. bears N 15°58' 10" W 174.6 feet distant; thence S. 15°58' 10" E along the adjusted 1858 Meander Line, as established during Record Survey No. 1938, 194.1 feet to Angle Point No. 1; thence S 31° 07' 05" W along said Meander Line 808.45 feet to Angle Point No. 2; thence S 25°06' 50" E along said meander line 769.6 feet to Angle Point No. 3; thence S 5°38' 20" W along said meander line 300.0 feet to a point; thence N 57°38' W 931.63 feet to a point on the southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed; thence N 32°22' E along said southeasterly right-of-way line 1641.36 feet to the point of beginning, containing 13.19 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

(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 those of record

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 \$5,000.00

However, the actual consideration consists of or 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 16th day of November, 1978; 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.

Amy M. Davis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
November 16, 19 78

Personally appeared the above named
Amy M. Davis

STATE OF OREGON, County of) ss.

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

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)

Before me:

Notary Public for Oregon 3-6-79
My commission expires: 1-18-80

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Amy M. Davis
Ashland Star Route
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Klara M. Mathis
Ashland Star Route
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klara M. Mathis
Ashland Star Route
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Klara M. Mathis
Ashland Star Route
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of April, 19 80, at 8:53 o'clock A.M., and recorded in book M80 on page 7713 or as file/reel number 83608.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Burton H. Smith Recording Officer
Deputy
Fee \$3.50

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