

9-1-74

K. 32466 - 1177

WARRANTY DEED

Vol. 1780 Page 4152



KNOW ALL MEN BY THESE PRESENTS, That Chas. F. DeLap Jr., and Florence I. DeLap, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN T. COX AND SHARI A. COX, 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 attach hereto

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Acreage and Use limitations under provisions of United States Statutes and regulations issued thereunder; Assessments of Klamath Project and Klamath Irrigation District;

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

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 \$170,000.00. 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 ①, 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 9 day of May, 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, affix corporate seal)

Chas. F. DeLap, Jr.

Florence I. DeLap

STATE OF OREGON,)
County of Klamath) ss.
May 9, 1980

Personally appeared the above named

Chas. F. DeLap, Jr.
and Florence I. DeLap

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of) ss.
19

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

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:

Mr. and Mrs. Glenn T. Cox

Rt 1 Bx 604
K. Falls

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

Dept of Veterans Affairs
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record on the day of 19

at o'clock M., 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

DESCRIPTION OF PROPERTY

All the following described real property situate in Klamath County, Oregon:

Township 40 South, Range 9 East of the Willamette Meridian

Section 12: All that portion of the NE $\frac{1}{4}$ lying East of the Southern Pacific Railroad (formerly Modoc Northern Railroad) right-of-way, EXCEPTING the following: Beginning at the Southeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence North 823 feet to an iron pin; thence South 89°47'30" West 618.95 feet to an iron pin on the Northeasterly right-of-way of the S.P.R.R.; thence South 33°29'00" East along the S.P.R.R. right-of-way to the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence East to the point of beginning. ALSO EXCEPTING therefrom that part deeded to the United States of America in Deed Volume 88 page 362, more particularly described as follows: Beginning at a point on the East boundary of said Section 12, from which the Northeast corner of Section 12 bears North 30 feet distant and running thence West 1500 feet along a line parallel to the North boundary of said Section 12; thence South 55 feet; thence East 1500 feet along a line parallel to the North boundary of said Section 12 to the East boundary of said Section 12; thence North 55 feet along the East boundary of said Section 12 to the point of beginning.

Exhibit A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 12th day of May A. D. 1980 at 1:54 o'clock PM., on

fully recorded in Vol. M80, of Deeds on Page 8662

Wm D. MILNE, County Clerk

By Bernethi H. Helisch

Fee \$7.00