

84443

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANDREW JAMES GRAHAM and RITA CARROL GRAHAM, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. GARRETT and JERRIE GARRETT, Husband and Wife,

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:

Beginning at a point in the center line of the Morningside Lane, a 40 foot roadway, from which the Northwesterly corner of the South-west quarter of the Northwest quarter of Section 21, Township 39 South, Range 9, East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears South 88° 50 1/2' West along the center line of said Morningside Lane, 955 feet and North 0° 10' East thence South 0° 10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the United States Reclamation Service Project #1-N Drain; thence North 88° 48' East, along said right of way boundary line 97 feet, ; thence Southeasterly along said right of way boundary line to its intersection with the South line of the SW 1/4 NW 1/4 of said Section 21; thence North 88° 48' East along the Southerly boundary of said SW 1/4 NW 1/4, 368 feet; thence North 0° 10' East, 505.2 feet, more or less, to a

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 \$60,000.00.

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 7th 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.

Andrew James Graham ANDREW JAMES GRAHAM

RITA CARROL GRAHAM Rita Carrol Graham

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, May 16, 1980.

STATE OF OREGON, County of Klamath, 1980. Personally appeared Andrew James Graham and Rita Carrol Graham, 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

Personally appeared the above named Andrew James Graham and Rita Carrol Graham and acknowledged the foregoing instrument to be their 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: Notary Public for Oregon My commission expires: 7/19/82

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Andrew and Rita Graham 1320 Morningside Lane Klamath Falls, Oregon 97601 GRANTOR'S NAME AND ADDRESS Michael and Jerrie Garrett GRANTEE'S NAME AND ADDRESS

After recording return to: Michael and Jerrie Garrett 1320 Morningside Lane Klamath Falls Oregon 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Dept. of Veteran's Affairs 1225 Ferry St. S. E. Salem, Oregon 97310 NAME, ADDRESS, ZIP

STATE OF OREGON, County of I certify that the within instrument was received for record on the day of 1980, at o'clock M., and recorded in book/rel/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 TITLE Deputy

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point in the center line of Morningside Lane; thence South 88° 50 1/2 ' West along said center line 480 feet; more or less, to the point of beginning.

SAVING AND EXCEPTING the right of way for Morningside Lane.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Klamath County Title Co.

this 16th day of May A. D. 19 80 at 3:52 o'clock P. M., or

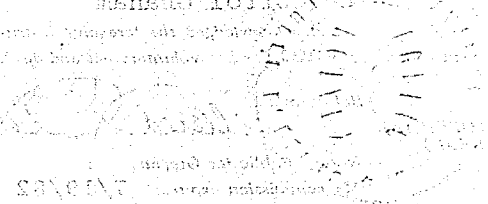
was duly recorded in Vol. M80, of Deeds on Page 9065

Wm. D. MILNE, County Clerk

By Bernetha A. DeLoach

Fee \$7.00

Unofficial Copy



Wm. D. Milne
Klamath County, Oregon
Notary Public