

1-1-74

K.32271

84535

WARRANTY DEED

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9205

KNOW ALL MEN BY THESE PRESENTS, That FRED G. HESS and EDITH M. HESS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD P. THERIAULT and EUNICE I. THERIAULT, 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:

A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 28, Township 40 South, Range 10 E.W.M., more particularly described as follows: Beginning at the West corner of said Section 28; thence Northerly along the West line of said Section 28 to its intersection with the Southerly right of way line of the Southern Pacific Railroad; thence Southeasterly along said Southerly right of way line to the Westerly right of way line of the U.S.B.R. 5-H Drain; thence Southwesterly along the said Westerly right of way line to the South line of the W $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 28; thence Westerly along said South line to the point of beginning.

SUBJECT TO: Assessment as farm use land; Acreage and Use Limitations under provisions of United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project, Klamath Irrigation District, Upper Van Brimmer Drainage District and Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith; and rights of the Public in and to any portion of the herein described premises lying within the limits of any road or highway.

(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 as hereinabove set forth;

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 \$68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the premises between the parties, if not applicable, should be deleted. See ORS 93-330.

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 19th 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)

STATE OF OREGON,

County of Klamath, ss.  
May 19, 1980.

Personally appeared the above named FRED G. HESS and EDITH M. HESS,

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

FRED G. HESS and EDITH M. HESS

GRANTOR'S NAME AND ADDRESS

DONALD P. THERIAULT and EUNICE I. THERIAULT,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Theriault  
P.O. Box 231 A  
K. Falls, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
DONALD P. THERIAULT and EUNICE I. THERIAULT,

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of May, 1980, at 11:21 o'clock AM., and recorded in book/reel/volume No. M80 on page 9205 or as document/fee/file/instrument/microfilm No. 84535. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Berntha J. Fetsch Deputy

Fee \$3.50