

1-1-74

84907

WARRANTY DEED

Vol. 78 Page 9786

KNOW ALL MEN BY THESE PRESENTS, That

ANZA, INC., an Oregon Corporation,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
VERNON DURANT

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 portion of Lot 20, Block 1, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2-inch iron pin marking the most Easterly corner of said Lot 20; thence S 89°56'48" W a distance of 623.56 feet to a 1/2-inch iron pin on the cul-de-sac at the end of Bear Ridge Trail; thence along the arc of a curve to the left (central angle 85°33'03", Radius = 50) 37.33 feet to a point; thence in a Northeasterly direction to a point on the Easterly side of said Lot 20, said point being S 38°21'51" E a distance of 10 feet from the most Westerly corner of Lot 1, Block 1, Cedar Trails; thence S 38°21'51" E along the Easterly side of said Lot 20, a distance of 534.13 feet to a 1/2-inch iron pin and the true point of beginning,

TOGETHER WITH a Non-Exclusive Easement limited as follows:

Lot 1, Block 1, Tract 1083, CEDAR TRAILS, (over)

(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 existing encumbrance owed to Certified Mortgage, said encumbrance to be assumed by Grantee+++

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 \$ 6,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentences 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 23 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)

William E. Chilcote, President,
ANZA, INC., an Oregon Corporation

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
May 23, 1980

Personally appeared William E. Chilcote and who, being duly sworn, ~~and for himself and not one for the other, did say that the former is the president and that the latter is the secretary of ANZA, INC.~~

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: 5/11/82

(OFFICIAL
SEAL)

Anza, Inc., an Oregon Corporation
1826 Oregon Avenue
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Vernon Durant
2340 South Sixth Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Vernon Durant
2340 South Sixth Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Vernon Durant
2340 South Sixth Street
Klamath Falls, Oregon 97601
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 A.M., and recorded in book/real/volume No. on page of as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

FILE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

[illegible]

State

9787

Beginning at the most Northerly corner of Lot 1:
thence Southwesterly along the boundary line between Lots 1 and 2, to an iron pin which
is the most Westerly corner of said Lot 1;
thence Southeasterly along the Southwesterly line of Lot 1, a distance of 20 feet;
thence Northeasterly parallel with the boundary line between Lots 1 and 2, to a point on
the Northeasterly boundary line of Lot 1, that is, 20 feet Southeasterly from the point
of beginning;
thence Northwesterly along the Northeasterly boundary line of Lot 1, a distance of 20 feet
to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: S

filed for record at request of

This is the 29th day of May A. D. 1980 at 4:04 o'clock P. M., and
 duly recorded in Vol. M80 of Deeds on Page 9786

Wm D. MILNE, County Clerk

By Derneth A. Hetch

Fee \$7.00

[illegible]

STATE OF OREGON.

County of _____

I hereby certify that the within instrument was received for record on the _____ day of _____ 19____.

Witness my hand and seal of office this _____ day of _____ 19____.

Notary Public for Oregon.

My commission expires _____ 19____.

10370