

85036

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDMUND F. MORGAN AND PAULINE P. MORGAN
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY E. MORGAN AND SHIRLEY A. MORGAN 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 SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35, RANGE 10 EAST OF WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH $89^{\circ}48'10''$ EAST A DISTANCE OF 60 FEET AND SOUTH $60^{\circ}16'52''$ WEST A DISTANCE OF 543.75' FROM THE NORTH WEST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 34: THEN SOUTH $60^{\circ}16'52''$ WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE 181.25 FEET; THENCE EAST A DISTANCE A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 181.25 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(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: THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS

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 \$ 2,000.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \circledast , 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 3 day of June, 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)

Edmund F. Morgan
Pauline P. Morgan

STATE OF OREGON,)
County of Klamath) ss.
June 3, 1980

Personally appeared the above named
Edmund F. Morgan and
Pauline P. Morgan

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

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 9-18-83

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 be-
half 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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

TERRY E & SHIRLEY A MORGAN
8449 IVY GLEN CT
MANASSAS VA. 22110

GRANTEE'S NAME AND ADDRESS

After recording return to: 1 Tapscott
TERRY E & SHIRLEY A MORGAN
8449 IVY GLEN CT
MANASSAS VA. 22110

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
3rd day of JUNE, 1980,
at 10:40 o'clock A.M., and recorded
in book/reel/ ~~volume~~ No. 85036 on
page 9977 or as document/fee/file/
instrument/microfilm No. 85036,
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK
NAME TITLE

By *[Signature]* Deputy

Fee \$ 3.50

JUN 3 AM 10 40

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