

85719

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE R. WELLS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARY L. IRWIN

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 $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the City of Chiloquin, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the intersection of the Westerly line of LaLakes Avenue and an extension of the Southerly line of Palmer Street; thence South 30° 30' West 460 feet to the true point of beginning; thence North 30° 30' East 110 feet; thence North 59° 30' West 125 feet; thence South 30° 30' West 110 feet; thence South 59° 30' East 125 feet to the true point of beginning; also known as Lots 72 and 73 of SPINKS ADDITION TO CHILOQUIN, an unrecorded subdivision in Klamath County, Oregon.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land,

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 \$ 5,280.00

~~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  $\textcircled{0}$ , 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 22 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.

CLARENCE R. WELLS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

} ss.

May 2, 19 80

Personally appeared the above named CLARENCE R. WELLS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-27-83

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:

Clarence R. Wells

GRANTOR'S NAME AND ADDRESS

Mary L. Irwin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary L. Irwin

2501 Lyman Ave.  
Medford, OR 97501

NAME, ADDRESS, ZIP

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

Mary L. Irwin

2501 Lyman Ave.  
Medford, OR 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 17th day of June, 1980, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M80 on page 11156 or as document/fee/fite/instrument/microfilm No. 85719, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Kenneth A. Ketch Deputy

Fee \$3.50