

04-41917 TH 38-21868

FORM No. 632 - WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

WARRANTY DEED

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85882

KNOW ALL MEN BY THESE PRESENTS, That MARION L. LINDSAY and ELFRIEDA C. LINDSAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY A. LEWIS and VIRGINIA A. LEWIS, 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 portion of that tract of real property recorded in Volume 332, page 515, Deed Records of Klamath County, Oregon, described therein as being in the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, said portion of aforesaid tract being more particularly described as follows:

Beginning at the Northwest corner of said tract, which corner bears South 988.53 feet and West 1281.83 feet from the quarter section corner common to Secs. 4 and 9, Twp. 39 S., R. 10 E.W.M.; thence North 89°55' East along the north boundary of said tract a distance of 433.10 feet to the true point of beginning; thence continuing North 89°55' East along same boundary 192.00 feet to the northeast corner of said tract; thence South 0°06' West along the east boundary of same a distance of 336.65 feet to the southeast corner thereof; thence North 89°30' West along the South boundary of same tract a distance of 191.95 feet, more or less, to a point which bears South 0°06' West from the true point of beginning; thence North 0°06' East 334.72 feet to the true point of beginning.

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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of 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 \$55,000.00. The whole of the above described premises, together with the improvements thereon, are hereby sold, conveyed and assigned to the said grantee and grantee's heirs, successors and assigns, for the purpose of the above stated consideration. 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 20th 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)

STATE OF OREGON,

County of Klamath

Personally appeared the above named MARION L. LINDSAY and ELFRIEDA C. LINDSAY

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

OFFICIAL SEAL

Before me, Linda D. Burkley, Notary Public for Oregon, My commission expires: 3-8-83

Marion L. Lindsay & Elfrieda C. Lindsay

GRANTOR'S NAME AND ADDRESS

Roy A. Lewis and Virginia A. Lewis

GRANTEE'S NAME AND ADDRESS

After recording return to:

SILVESTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SILVESTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1980 ss.

Personally appeared _____, 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of June, 1980, at 4:02 o'clock P.M., and recorded in book/reel/volume No. M80 on page 11433 or as document/fee/file/instrument/microfilm No. 85882, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Deputy

Fee \$3.50