

1-1-74

WARRANTY DEED

Vol. 1780 Page 11129



KNOW ALL MEN BY THESE PRESENTS, That

GARY L. WILHELMS and GAIL WILHELMS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John L. Dallas and Joyce L. Dahlen, tenants in common with right to survivorship, 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:

LEGAL DESCRIPTION: See Attached Exhibit A

AKA: 3869 Madison St., Klamath Falls, Oregon

SUBJECT TO easements, reservations, restrictions of record, if any, and 1980 taxes due and payable in 1981 and taxes for subsequent years.

(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

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 \$61,900.00.

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 ①, 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 JAN., 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

1980

ss.

Personally appeared the above named

GARY L. WILHELMS and GAIL WILHELMS,

husband and wife,

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 4-17-83

STATE OF OREGON, County of _____) ss.

1980

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEESY L
540 MAIN

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

20 JUN 29 1980

11438
A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 30 KENNICOTT COUNTRY ESTATES, according to the duly recorded plat thereof, said point being North 89° 47' East a distance of 30.00 feet from the West one-fourth corner of said Section 12 and being on the East line of Madison Street; thence

North 89° 47' East along the South line of said Kennicott Country Estates a distance of 120.00 feet; thence

South a distance of 90.45 feet; thence

West a distance of 120.05 feet to the East line of Madison Street; thence

North along the East line of Madison Street a distance of 90.00 feet to the point of beginning. Said tract being subject to a ten foot easement for drainage along the East side and an eight foot utility easement along the North side thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of June A. D. 1980 at 4:02 clock P M., or

July recorded in Vol. 180, of Deeds on Page 11438

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha H. Hetch