

1-1-74

86453

WARRANTY DEED

Matilda Joan Shaffer

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fredrick M. Forsythe, 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:

"Lot 16, Block 4, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, TOGETHER with that portion of vacated Crest Street, vacated by Order recorded April 24, 1974 in Book M-74, Page 5145, more part-described as follows:

Beginning at the Northeast corner of Lot 16, Block 4 of said subdivision; thence Easterly along the Easterly extension of said Lot 16 to the Westerly right-of-way line of the United States Bureau of Reclamation 1-C Drain; thence Southerly along said right-of-way line to a point on the Easterly extension of the South line of Lot 16, Block 4, said subdivision; thence Westerly to the Southeast corner of said Lot 16 thence Northerly along the Easterly line of Lot 16, Block 4, said subdivision, 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 contracts, and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land,

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 \$ 18,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate by X the nature of such other property or value given or promised, and state the same.)

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 3rd day of July, 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)

Matilda Joan Shaffer

STATE OF OREGON, } ss.
County of Klamath
July 3, 19 80

Personally appeared the above named
Matilda Joan Shaffer

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

Before me:
Susan K. Karach
Notary Public for Oregon
My commission expires: 12-6-81

(OFFICIAL SEAL)

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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
KFFSTL
540 Main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KFFSTL
540 Main
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of _____
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.

By _____ Recording Officer
Deputy

12363

PROPERTY DEED

88-123

12363

Reserving to the Grantor, his heirs, successors and assigns, an easement described as follows:

"Beginning at the Northeast corner of Lot 16, Block 4 of said subdivision; thence Easterly along the Easterly extension of said Lot 16 to the Westerly right-of-way line of the United States Bureau of Reclamation 1-C Drain; thence Southerly along said right-of-way line to a point on the Easterly extension of the South line of Lot 16, Block 4, said subdivision; thence Westerly to the Southeast corner of said Lot 16 thence Northerly along the Easterly line of Lot 16, Block 4, said subdivision, to the point of beginning."

Said easement to be used for purposes of ingress and egress to Lot 15, Block 4, SECOND ADDITION TO ALTAMONT ACRES in the County of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;

Transamerica Title Co.

Filed for record at request of his 3rd day of July A. D. 1980 at 3:28 o'clock P.M., or

July recorded in Vol. M80 of Deeds on Page 12362

W. D. MILNE, County Clk

Bernita Hetch

Fee, \$7.00

STATE OF OREGON, County of Klamath, ss: I, the undersigned, County Clerk, do hereby certify that the within instrument was recorded for record on the 3rd day of July, 1980, at 3:28 o'clock P.M., in book M80, page 12362, of the records of said county. Witness my hand and seal of said county, this 3rd day of July, 1980.

W. D. MILNE, County Clerk

STATE OF OREGON, County of Klamath, ss: I, the undersigned, County Clerk, do hereby certify that the within instrument was recorded for record on the 3rd day of July, 1980, at 3:28 o'clock P.M., in book M80, page 12362, of the records of said county. Witness my hand and seal of said county, this 3rd day of July, 1980.

W. D. MILNE, County Clerk