

1-1-74

K-33357 87239

WARRANTY DEED

Vol. M80 Page 13636

KNOW ALL MEN BY THESE PRESENTS, That

AUDREY M. YOUNG, formerly Audrey M. Bixler
RONALD C. WEGENER & SHERRY R. WEGENER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 parcel of land situated in the SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 10, E. W. M., more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southeast corner of said SW $\frac{1}{4}$; thence N 00°10'53" W along the East line of said SW $\frac{1}{4}$, a distance of 641.07 feet to the Southeast corner of parcel conveyed to Stephen F. Pope by Deed recorded in Vol. M-80, page 7185, records of Klamath County, Oregon; thence N 89°53' W, a distance of 251.74 feet (283.62 by Deed reference) to the Southwest corner of said parcel; thence N 00°07' E, a distance of 59.52 feet to the Southeast corner of parcel described in instrument recorded in Vol. M-76, page 15480; thence N 89°53' W, a distance of 705.64 feet to a 5/8" iron pin; thence S 00°10'53" E, a distance of 694.7 feet to a 5/8" iron pin on the South Line of said SW $\frac{1}{4}$; (description continued on reverse)

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 +

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 \$ 140,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 22 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)

Audrey M. Young

STATE OF OREGON,
County of Klamath } ss.
July 22, 1980

Personally appeared the above named Audrey M. Young

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8.5.83

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Audrey M. Young
6264 Juniper Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Ronald C. and Sherry R. Wegner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald C. and Sherry R. Wegner
3735 Pine Cr Rd
K Falls

NAME, ADDRESS, ZIP

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

Ronald C. and Sherry R. Wegner
C/O DVA

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Klamath County Title Co.
 22nd day of July
 1980
 15.00 acres
 89031'46" E
 957.12 feet
 15.00 acres
 89031'46" E
 957.12 feet
 15.00 acres

Klamath County Title Co.
 22nd day of July
 1980
 15.00 acres

Klamath County Title Co.
 22nd day of July
 1980
 15.00 acres

Klamath County Title Co.
 22nd day of July
 1980
 15.00 acres

Klamath County Title Co.
 22nd day of July
 1980
 15.00 acres

(Legal description continued from reverse side):
 thence S 89°31'46" E along said South line, a distance of 957.12 feet, more or less, to the point of beginning; said parcel containing 15.00 acres.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
 I, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original of the within and foregoing instrument, as the same appears from the records of said County.
 Witness my hand and the seal of said County, this 22nd day of July, A.D. 1980, at 3:16 o'clock P.M., and duly recorded in Vol. M80, of Deeds, on Page 13636.
 Wm D. MILNE, County Clerk
 By Berntha H. Hestrich
 Fee \$7.00
 KNOWN ALL MEN BY THESE PRESENTS, that the within and foregoing instrument, together with the consideration therefor, have been acknowledged before me by the parties thereto, and that the same are the true and correct copies of the original of the within and foregoing instrument, as the same appears from the records of said County.