

89929

WARRANTY DEED

Vol. 1180 Page 17880

KNOW ALL MEN BY THESE PRESENTS, That Carl S. Uchwat and Brenda R. McElroy, formerly known as Brenda R. Uchwat, Jones and Patricia A. Butler Jones, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Franklin Carl Jones, 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 the SE/4 NW/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly boundary of said SE/4 NW/4 of said Section 2, 495 feet East of the Southwest corner of said SE/4 NW/4 of said Section 2; thence North and parallel to the West line of said SE/4 NW/4 of said Section 2, 1220 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE/4 NW/4 of Section 2, 165 feet; thence North and parallel to the West line of said SE/4 NW/4 of said Section 2, 100 feet, more or less, to the North line of said SE/4 NW/4 of said Section 2; thence West along the North line of said SE/4 NW/4 of said Section 2, 165 feet; thence

(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 \$ 28,000.00

~~the whole consideration of this deed is \$28,000.00~~ (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 6th day of August, 19 80; 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 Deschutes } ss.
August 6, 19 80

Personally appeared the above named
Carl S. Uchwat

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

NOTARY
(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 9-18-81

STATE OF OREGON, County of ss.
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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)

STATE OF OREGON, }
County of Baker } ss.

BE IT REMEMBERED, That on this 11th day of August, 19 80, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Brenda R. McElroy

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Tony Cankin
Notary Public for Oregon
My Commission expires 9-23-80

80 SEP 19 PM 3 53

South and parallel to the West line of said SE/4 NW/4 of said Section 2, 100 feet, more or less, to the place of beginning.

SUBJECT TO:

1. The rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated: October 4, 1963
 Recorded: March 23, 1964 Book: 351 Page: 637
 In favor of: The Public
 For: Right of way over public
 (Affects Westerly Line)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 19th day of September A. D. 1980 at 3:53 o'clock P. M., or
 duly recorded in Vol. M80, of Deeds on Page 17880

Wm D. MILNE, County Clerk

By Bernetha H. Hirsch

Fee \$7.00

KCTC