

1-1-74

91138

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edmond R. Prince and Mary Prince,

husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Leo H. Searle, a widower,

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:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 35 South, Range 13 East of the Willamette Meridian, lying Northerly of the County Road, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following;

1. Taxes for 1980-81 are now a lien but not yet payable.
2. Right of way for 60 foot roadway as disclosed by instrument dated March 5, 1958, recorded June 11, 1958, in Miscellaneous Volume 12, Page 575, records of Klamath County, Oregon.
3. Reservations and restrictions contained in Land Status Report recorded October 14, 1958, in Deed Volume 304, page 628, and re-recorded October 17, 1958, in Deed Volume 305, page 46, Records of Klamath County, Oregon, as follows: "The following reservations are made: a. Right of way to United States of America, its successor or assigns, for 60 foot road (S-55, Ivory Pine Road), approved by Imo Miller, (For continuation of this document, see reverse side of this deed)

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 4,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of October, 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)

Edmond R. Prince

Mary Prince

STATE OF OREGON,)
County of Klamath) ss.
October 10th, 1980

Personally appeared the above named Edmond R. Prince and Mary Prince, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-5-81

STATE OF OREGON, County of) ss.
October 10th, 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:

Ed Prince
Box 137 Beatty
Ore 97621

NAME, ADDRESS, ZIP

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

S A M E

NAME, ADDRESS, ZIP

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/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

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