

91208

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN J. HICKMAN AND CATHERINE F. HICKMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H PATTON

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 Northerly 440 feet of the Southerly 880 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 39 S., Range 8, East of the Willamette Meridian. SUBJECT TO an easement for ingress and egress along the Westerly 15 feet of the above described property.

(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 80-81 fiscal taxes, reservations, restrictions, rights of way of record and those apparent upon 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 \$ 1.00

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 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 13 day of September, 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 } ss.
 13 September 13, 1980

Personally appeared the above named
 Benjamin J. Hickman and
 Catherine H. Hickman
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Benjamin J. Hickman

Catherine H. Hickman

STATE OF OREGON, County of Klamath, 1980 ss.

Personally appeared

and
 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.

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:

BENJAMIN J. HICKMAN
 2530 ROUND CREEK RD.
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of October, 1980, at 2:20 o'clock P.M., and recorded in book/reel/volume No. M80 on page 19908 or as document/fee/file/instrument/microfilm No. 91208, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Berntha A. Hatch Deputy

Fee \$3.50

20 OCT 13 PM 2 20