

1-1-74

91209

WARRANTY DEED

Vol. M80 Page 19909

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 Wayne N. Horton

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 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, subject to reservations, restrictions, rights of way of record and those apparent upon the land;

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 \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13 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.

Benjamin J. Hickman
Benjamin J. Hickman

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

Sept Oct 13, 1980

Personally appeared the above named

Benjamin J. Hickman
and Catherine F. Hickman

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 85-83

STATE OF OREGON, County of) ss.

Personally appeared , 19

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:

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 19909 or as document/fee/file/instrument/microfilm No. 91209, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

BENJAMIN J. HICKMAN
2530 KUONO LAKE 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

SPACE RESERVED
FOR
RECORDER'S USE

80 OCT 13 PM 2 20