

91341

WARRANTY DEED

93082

20136

KNOW ALL MEN BY THESE PRESENTS, That

Michael W. Stahl and Patricia Lee Stahl, Husband and Wife

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

James D. Rector and Carol S. Rector, Husband and Wife

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:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

(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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed:

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 \$52,500.00. 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 OES 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 15th 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)

Michael W. Stahl

Patricia Lee Stahl

STATE OF OREGON,)
County of Klamath) ss.
October 15, 1980

STATE OF OREGON, County of) ss.
19

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)

Personally appeared the above named Michael W. Stahl and Patricia Lee Stahl

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

Before me: [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

Michael W. Stahl

GRANTOR'S NAME AND ADDRESS

James D. Rector
P.O. Box 714
Gilchrist, Oregon 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

A parcel of land situate in the W 1/4 SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the W 1/16 corner common to said Section 25 and Section 36, a #5 by 45" aluminum capped steel rod; thence along the W 1/16 Section line, North 00° 00' 04" East 561.40 feet to a point; a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 670.30 feet to a point along the South 1/16 Section line, a #5 by 30" steel rod; thence along said S 1/16 line, North 89° 42' 14" East 378.44 feet to a point, a #5 by 48" steel rod; thence South 00° 00' 33" East, 473.63 feet to a point in the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 425.51 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in the Southwestern part of the above described parcel, which the grantors herein reserve unto themselves, and more particularly described as follows:

Commencing at the W 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the W 1/16 section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the S 1/16 Section line, North 89° 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00° 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. An easement 30 feet in width for ingress and egress adjacent to and Northerly of the South line of the above described property, as disclosed by Quitclaim Deed recorded October 21, 1977 in Volume M77, page 20267, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 15th day of October A. D. 1980 at 3:45 o'clock P. M., or
 duly recorded in Vol. M80, of Deeds on Page 20136

Wm D. MILNE County Clerk

Fee \$7.00

By Bernetha A. Deloche