

1-1-74

93261

WARRANTY DEED

MTC-9474 M80 23353

KNOW ALL MEN BY THESE PRESENTS, That GEORGE ALLEN BOATMAN and JANICE M. BOATMAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH, husband and wife, 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:

The NW 1/4 NE 1/4 NW 1/4 of Section 36, T24S, R8E, WM, Klamath County, Oregon, containing 10 acres more or less.
TOGETHER WITH: An easement 16.00 feet in width for the purpose of egress and ingress over and across the westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in official Klamath County Deed Records, Volume M-74 at page 10464.
SUBJECT TO: A public recreation easement 25.00 feet in width adjacent to each side of the mean high water line of The Little Deschutes River.
AND ALSO SUBJECT TO: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the above described property and
ALSO SUBJECT TO: A utility easement 10.00 feet in width adjacent to all boundaries 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 easements, conditions and restrictions of record

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 \$ 11,000.00
~~How 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 28 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)

George Allen Boatman

Janice M. Boatman

STATE OF OREGON,

County of Jefferson

October 28, 1980

STATE OF OREGON, County of

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Personally appeared

and who, being duly sworn,

Personally appeared the above named George Allen Boatman & Janice M. Boatman, husband and wife

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-24-83

Notary Public for Oregon

My commission expires:

George A. & Janice M. Boatman
P. O. Box 183
Culver, Oregon 97733

Douglas E. & Billie Jean Stumbaugh
P. O. Box 209
Crescent, Oregon 97733

After recording return to:

VINEYARD RESERVE
P.O. Box 605
Klamath Falls, OR 97603

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

P.O. Box 209
Crescent, OR
97733

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of December, 1980, at 2:52 o'clock P. M., and recorded in book reel volume No. M80 on page 23353 or as document fee file instrument number No. 93261 Record of Deeds of said county

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.50