

93417

WARRANTY DEED

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Know all men by these present, that Ethel M. Culver, Grantor, for the hereinafter stated consideration, does hereby convey unto Klamath County School District, Grantee, the following described property, to wit:

A parcel of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East, W.M., Klamath County, Oregon, and more particularly described as follows:

Commencing at the west one-quarter corner of Section 30, T.39 S., R. 10 E., W.M." thence N 0° 29' E, 945.2 feet along the centerline of Oregon State Highway 39; thence S 89° 31' E, 30.00 feet to the East right of way of said Highway and being the true point of beginning; thence S 89° 31' E, 70.00 feet; thence S 34° 10' 24" W, 126.19 feet to the East right of way of said Highway; thence N 0° 29' E, 105.00 feet along said East right of way to the true point of beginning. Basis of bearings for this description is survey No. 798 on file in the office of Klamath County Surveyor.

CONSIDERATION for the above described parcel of land is as follows:

Land Value	\$200.00
Damages to the Remainder	<u>300.00</u>
Total Consideration	\$500.00

Grantor does hereby covenant to and with Grantee, its successors and assigns, that she is the owner in fee simple of said property which is free from all encumbrances.

Dated This 5th day of December, 1980

Ethel M. Culver
Ethel M. Culver

STATE OF OREGON, County of Klamath.

December 5, 1980. Personally appeared the above named Ethel M. Culver, who acknowledged the foregoing instrument to be her voluntary act.

Before me:

Verna M. Haddeland
Notary Public for Oregon

June 18, 1983
My Commission Expires

State of OREGON: COUNTY OF KLAMATH: ss,
I hereby certify that the within instrument was received and filed for record on the 5th day of December A.D., 1980 at 3:28 o'clock P M., and duly recorded in Vol. M80 of Deeds on page 23677.
Fee \$ 3.50