

K-33835

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-24

93600

WARRANTY DEED

Vol. 78 Page 24011



KNOW ALL MEN BY THESE PRESENTS, That LEE B. DAVIS and ELINOR DAVIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE M. HOLT, 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:

As set forth in Exhibit "A" attached hereto.

SUBJECT TO: The exceptions, exclusions and stipulations 1 through 4 contained in Klamath County Title Company's preliminary title report, Order No. K-33835, dated October 22, 1980.

(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 above set forth

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 \$ 16,000.00. 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 Φ is 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 11th day of December, 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.

Lee B. Davis
Lee B. Davis

Elinor Davis

Elinor Davis

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
December 11, 1980.

Personally appeared the above named LEE B. DAVIS and ELINOR DAVIS, husband and wife,

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

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/19/82

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)

Notary Public for Oregon
My commission expires:

LEE B. DAVIS and ELINOR DAVIS

GRANTOR'S NAME AND ADDRESS

WAYNE M. HOLT

GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee above named
211 U Street
Eureka, California 95501
NAME, ADDRESS, ZIP

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

Grantee above named
221 U Street
Eureka, California 95501
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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 reel volume No. _____ on page _____ or as document fee file/instrument microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

24012

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 E.W.M. described as follows:

Beginning at a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which bears S. 0°15'09"E. a distance of 194.0 feet from the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N. 89°57'55" W. a distance of 117.54 feet to a point; thence S. 0°15'09" E. a distance of 20.5 feet to a 1/2 inch iron pin; thence N. 89°57'55" W. a distance of 96.96 feet to a 1/2 inch iron pin; thence N. 0°15'09" W. a distance of 174.5 feet to a 1/2 inch iron pin; thence S. 89°57'55" E. a distance of 96.96 feet to a point; thence S. 0°15'09" E. a distance of 77.0 feet to a point; thence S. 89°57'55" E. a distance of 117.54 feet, more or less, to a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S. 0°15'09" E. along said East line a distance of 77.0 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 11th day of December A. D. 19 80 at 2:38 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page 24011

Wm D. MILNE, County Clerk

By Bernetha Helach

Fee \$7.00

Exhibit "A"