

K. 33971 93707

WARRANTY DEED

STEVENS-NESS LAW FIRM, 5-15-80, PORTLAND, OR, 97204

Vol. M80 page 24158



KNOW ALL MEN BY THESE PRESENTS, That Eugene Sivachenko and Catherine V. Sivachenko

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Fish

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:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 39 South, Range 9 EWM, more particularly described as follows:
Beginning at a cased monument marking the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, said monument being the intersection of the centerlines of Washburn Way and Joe Wright Road; thence N. 0°14'E. along the centerline of Washburn Way a distance of 415.5 feet to a point; thence S. 89°25'E. a distance of 30.0 feet to a 5/8" iron pin marking the TRUE POINT OF BEGINNING of this description; Thence continuing S. 89°25' E. a distance of 291.55 feet to the Southwesterly right-of-way line of the Modoc Northern Railroad; thence N. 33°33'30" W. along said right-of-way line a distance of 524.15 feet to a point on the East line of Washburn Way; thence S. 0°14'W. along said East line a distance of 433.85 feet, more or less, to the point of beginning;
Subject to reservations, restrictions, rights of way of record and those appurtenant upon the land; Liens and assessments of Klamath Project and Klamath Irrigation;
(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

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 \$ 50,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols $\textcircled{1}$, 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 14th 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.

(If executed by a corporation, affix corporate seal)

Eugene Sivachenko

Catherine V. Sivachenko

STATE OF OREGON, CALIF.

County of Shasta ss.
December 14, 1980

Personally appeared the above named Eugene Sivachenko and Catherine V. Sivachenko

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon CALIF.

My commission expires: 1-1-83

STATE OF OREGON, County of ss.

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

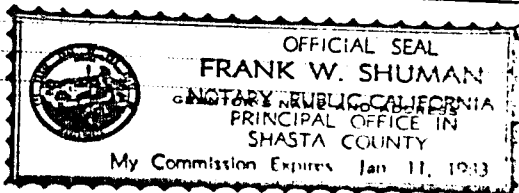
a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert D. Fish
2205 Ogden St., Klamath Falls, OR
97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of December, 1980, at 2:36 o'clock P.M., and recorded in book M80 on page 24158 or as file/reel number 93707
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Sumetha J. Petch* Recording Officer Deputy

Fee \$3.50