

94444

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. PURDY and BENNIE M. PURDY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. PURDY, 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 East 490 feet of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of Lot 14 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPT THEREFROM a 15 foot roadway off the South side thereof, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Easement, including the terms and provisions thereof, to The California Oregon Power Company, recorded February 14, 1950 in Deed Volume 236 at page 562, Records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, to The California Oregon Power Company, recorded December 8, 1952, in Deed Volume 258 at page 170, Records of Klamath County, Oregon.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ —0—.

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 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 7 day of January, 1981; 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)

Richard L. Purdy
Richard L. Purdy

Bennie M. Purdy
Bennie M. Purdy

STATE OF OREGON,)
County of Klamath) ss.
January 7, 1981

STATE OF OREGON, County of) ss.
January 7, 1981

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 _____

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:

Before me:
James B. Kalita

Notary Public for Oregon

My commission expires: 12-25-82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Richard L. & Bennie M. Purdy
Star Route 1, Box 91 A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Richard L. Purdy

Same

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard L. Purdy

Star Rt. 1, Box 91-A

Same Chiloquin, Or 97624

NAME, ADDRESS, ZIP

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

Richard L. Purdy

Star Route 1, Box 91 A

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of January, 1981, at 12:25 o'clock P.M., and recorded in book/reel/volume No. M-81 on page 234 or as document/fee/file/instrument/microfilm No. 94444. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn - County Clerk

NAME

TITLE

By Jacqueline M. Niles Deputy

Fee \$3.50

350