

1-1-74

\$7076

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jess M. Ivie

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jessie Thomas Ivie, 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:

Beginning at a point which is South 387.58 feet along the quarter line from the center of Section 7, Township 38 South, Range 9 E.W.M., and running thence North 89°49' West a distance of 470.02 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West along said Easterly right of way line a distance of 92.2 feet to a point; thence South 89°49' East a distance of 479.68 feet to a point on the North - South quarter line of said Section 7; thence North along said North - South quarter line a distance of 91.72 feet to the point of beginning, said tract containing one acre, more or less, in the NE 1/4 SW 1/4 Of Section 7, Township 38 South, Range 9 E.W.M.

(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 those common to the area and apparent on the ground.

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 \$ love & affection. 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 11th day of March, 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.

Handwritten signature of Jess M. Ivie.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, March 12, 1981

STATE OF OREGON, County of _____, 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.

Notary Public for Oregon My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named Jess M. Ivie and acknowledged the foregoing instrument to be his voluntary act and deed. Before me, B. E. L. Alda, Notary Public for Oregon My commission expires: 2-4-85



GRANTOR'S NAME AND ADDRESS: Jessie Thomas Ivie, Rt. 5 Box 1078, Klamath Falls, OR 97601. GRANTEE'S NAME AND ADDRESS: same as above.

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 12th day of March, 1981, at 4:00 o'clock P. M., and recorded in book M81 on page 4555 or as file/reel number 97076. Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn BEhn County Clerk Recording Officer By Debra Jansen Deputy

Fee \$3.50

Handwritten note: 50 pd