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MTC 9773

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

MTC 9773

WARRANTY DEED

Vol. m81 Page 4978

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. SPELL and ALICE M. SPELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN G. ROSS and MARIAN L. ROSS, husband and wife, 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 an iron pin which marks the Northwest corner of the Michael Tract described on page 552 in Volume 66 of Deed Records of Klamath County, Oregon, and which pin lies East along the 40 line a distance of 1,062 feet from the iron pin in rock mound which marks the Northwest corner of the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian, and running thence South along the West line of said Michael Tract, a distance of 74.4 feet to an iron pin which lies on the Northerly rights of way line of the Klamath Falls-Lakeview Highway; thence, Northeasterly along said Northerly right of way line of said highway a distance of 106.4 feet to an iron pin; thence North, parallel to the West line a distance of 17.5 feet to an iron pin on the 40 line; thence West along said 40 line a distance of 100.00 feet, more or less, to the point of beginning.

TOGETHER with a strip of land 20 feet wide along the North line of said property; said tract in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian.

Charles R. & Alice M. Spell
Route 1, Box 428
Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Norman G. & Marian L. Ross
c/o Dairy Cafe
Dairy, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas & Parks, Attorneys at Law
930 Klamath Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Norman G. Ross
P.O. Box 192

Dairy, Oregon 97625

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____

SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy.

SPACE RESERVED

FOR

RECORDER'S USE

MAR 19 AM 8 30

DEPT. OF REVENUE

STATE OF OREGON

NOTARY PUBLIC

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To Have and to Hold the same unto the said grantees 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

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.
2. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

warrant and forever defend the above granted 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 \$15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) - (If the sentence between the symbols is not applicable, it 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 31 day of December, 1975; 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)

STATE OF OREGON,

County of Klamath

December 31, 1975

Personally appeared the above named Charles Spell and Alice M. Spell, husband and wife

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

Before me: Notary Public for Oregon

My commission expires: 12-19-78

STATE OF OREGON, County of Klamath ss.

Personally appeared I, _____, and _____, 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: Notary Public for Oregon (OFFICIAL SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of March A.D., 1981 at 8:30 o'clock A.M., and duly recorded in

Vol M81, of Deeds on page 4978.

Fee \$ 7.00

EVELYN BIEHN
COUNTY CLERK

By Debra A. Jansen deputy