

1-1-74

97416

WARRANTY DEED

Vol. 1781 Page 5086

KNOW ALL MEN BY THESE PRESENTS, That Sanford Earl Wagner, Jr. and Nancy Darlene Wagner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul G. Kennedy and Wanda M. Kennedy, 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:

The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 35 South, Range 13 East, Willamette Meridian.

Excepting Therefrom: a 30 foot non-exclusive easement for ingress and egress and utilities along the East line of the W1/2W1/2 SW1/4 Section 31, Twp. 35 S. Rg. 13 East, W.M. Together with: a 60 foot non-exclusive easement for Ingress and Egress and Utilities along the West line of the E1/2W1/2SW1/4 Section 31, Twp. 35 S. Rg. 13 East, W.M. Excepting therefrom: A 30 foot non-exclusive easement for Ingress, Egress and Utilities along the Northerly line.

(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 easements of record and those apparent to the land.

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 \$ 10,012.18.

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ the whole 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 16th 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.

(If executed by a corporation, affix corporate seal)

Sanford Earl Wagner, Jr.  
Sanford Earl Wagner, Jr.

Nancy Darlene Wagner  
Nancy Darlene Wagner

STATE OF OREGON

County of Curry

March 16

ss.

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

Personally appeared the above named Sanford Earl Wagner, Jr. and Nancy Darlene Wagner

and acknowledged to me, Notary Public, 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.

OFFICIAL SEAL

Signature: Jan Mofsket

Notary Public - NEW MEXICO

Notary Bond Filed with Secretary of State

My Commission Expires 3-29-83

My commission expires:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul G. Kennedy

P.O. Box 231

Wilder, Id 83676

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 20th day of March, 1981, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M81 on page 5086 or as document/fee/file/instrument/microfilm No. 97416, Record of Deeds of said county.

Witness my hand and seal of County affixed.  
Evelyn Beihn County Clerk

By Bernetha J. Schuch Deputy

Fee \$3.50

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