

98970

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEIDRI L. HENIFF AND PAUL R. HENIFF, wife and husband

, 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 295 feet of the following described real property in the County of Klamath, State of Oregon: A parcel of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Northeast corner of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, said point being in the centerline of the County Road; thence South 89°45'43" West, 1000.15 feet to a 5/8 inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South 16°34'00" West, 70.04 feet; thence continuing along said ditch, South 07°18'08" East 223.92 feet; thence continuing along said ditch, South 07°13'15" West 44.56 feet to a 5/8 inch iron pin on the South line N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, thence leaving said ditch North 89°45'19" East, 996.96 feet to the Southeast corner N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 00°03'04" East, along the East line of said Section 10, 333.32 feet to the point of beginning. EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road and ALSO EXCEPTING THEREFROM a 30 foot strip along the North boundary for ingress and egress purposes.

(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

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 \$ 30,000.00.

~~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 @, 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 27th day of April, 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.

Town and Country Mortgage and Investment Co.,
an Oregon corporation

By: Richard H. Marlatt
Richard H. Marlatt, President

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 28, 1981

Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
April 27, 19 81

Personally appeared Richard H. Marlatt 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 Town and Country Mortgage & Investment Co.,

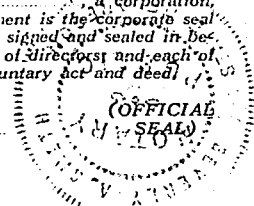
a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and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

Before me:

Dwight O. Smith

Notary Public for Oregon

My commission expires: 5-6-84



Town and Country Mortgage Co.
836 Klamath Ave.

Klamath Falls, Or. 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Paul Heniff

207 Nevada

Klamath Falls, Or. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Deidri Heniff and Paul Heniff

836 Klamath Ave.

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Deidri Heniff and Paul Heniff

3850 Spring Lake Road

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of April, 1981, at 3:43 o'clock PM., and recorded in book/reel/volume No. M81 on page 7600 or as document/fee/file/instrument/microfilm No. 98970, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Debra A. Janoff Deputy

Fee \$3.50