

1-1-74

99068

WARRANTY DEED

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7763



KNOW ALL MEN BY THESE PRESENTS, That Eugene Bailey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Clarence R. Wells

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:

Lot 12, Block 4, Tract No. 1019, WINEMA PENINSULA, UNIT #2, in the County of Klamath, State of Oregon;

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,

Recorded : May 10, 1959 Book: 314 Page: 673

In Favor Of: : Klamath County

For : Right of way for the Chiloquin-Klamath Agency Highway through Sections 30, 20, 28, 33 and 34, in Township 34 South, Range 7 East of the Willamette Meridian.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula, Unit #2.

(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 \$ 3,700.00

~~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 ①, 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 28th day of April, 1978; 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)

Eugene Bailey
Eugene Bailey

STATE OF OREGON,)

County of Klamath) ss.

April 3, 1978

Personally appeared the above named

Eugene Bailey

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of) ss.

Personally appeared) and

each for himself and not one for the other, did say that the former 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

WINEMA REAL ESTATE

P.O. Box 376

Chiloquin, Oregon 97624

PH. (503) 703-2313

#1948

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of May, 1978, at 11:33 o'clock A.M., and recorded in book M81 on page 7763 or as file/reel number 99068, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Debra A. Jensen Deputy

Fee \$3.50